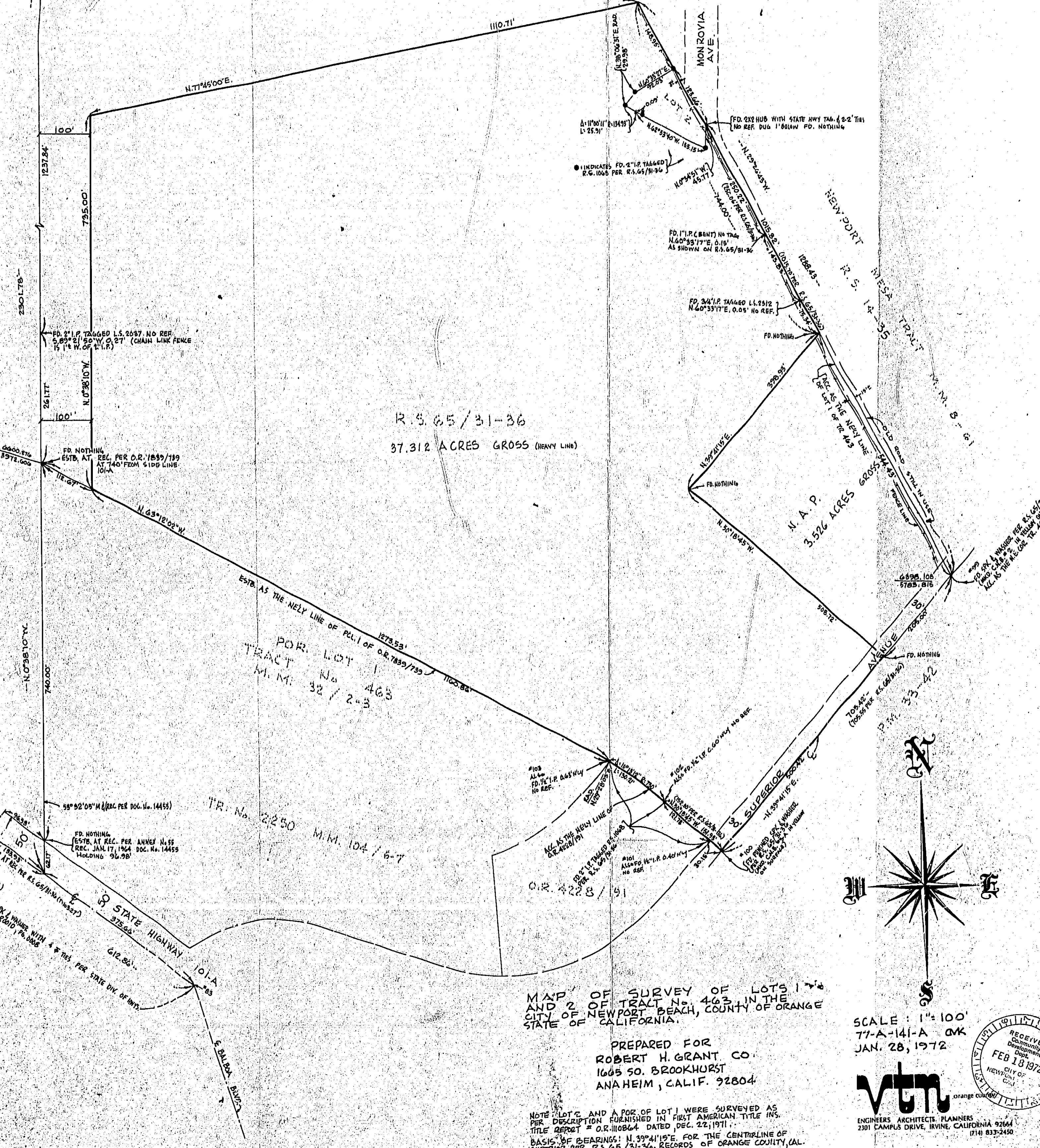


FD 2" I.P. TAGGED L.S. 2037 NO REF.
5.89°21'50"W. 0.19' (CHAIN LINK FENCE
1/2 W. OF 2" I.P.)



R.S. 65/31-36
37.312 ACRES GROSS (HEAVY LINE)

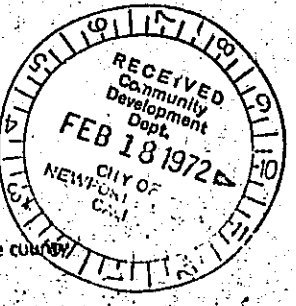
N.A.P.
3.526 ACRES

MAP OF SURVEY OF LOTS 1 AND 2 OF TRACT No. 463 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA.

PREPARED FOR
ROBERT H. GRANT CO.
1665 SO. BROOKHURST
ANAHEIM, CALIF. 92804

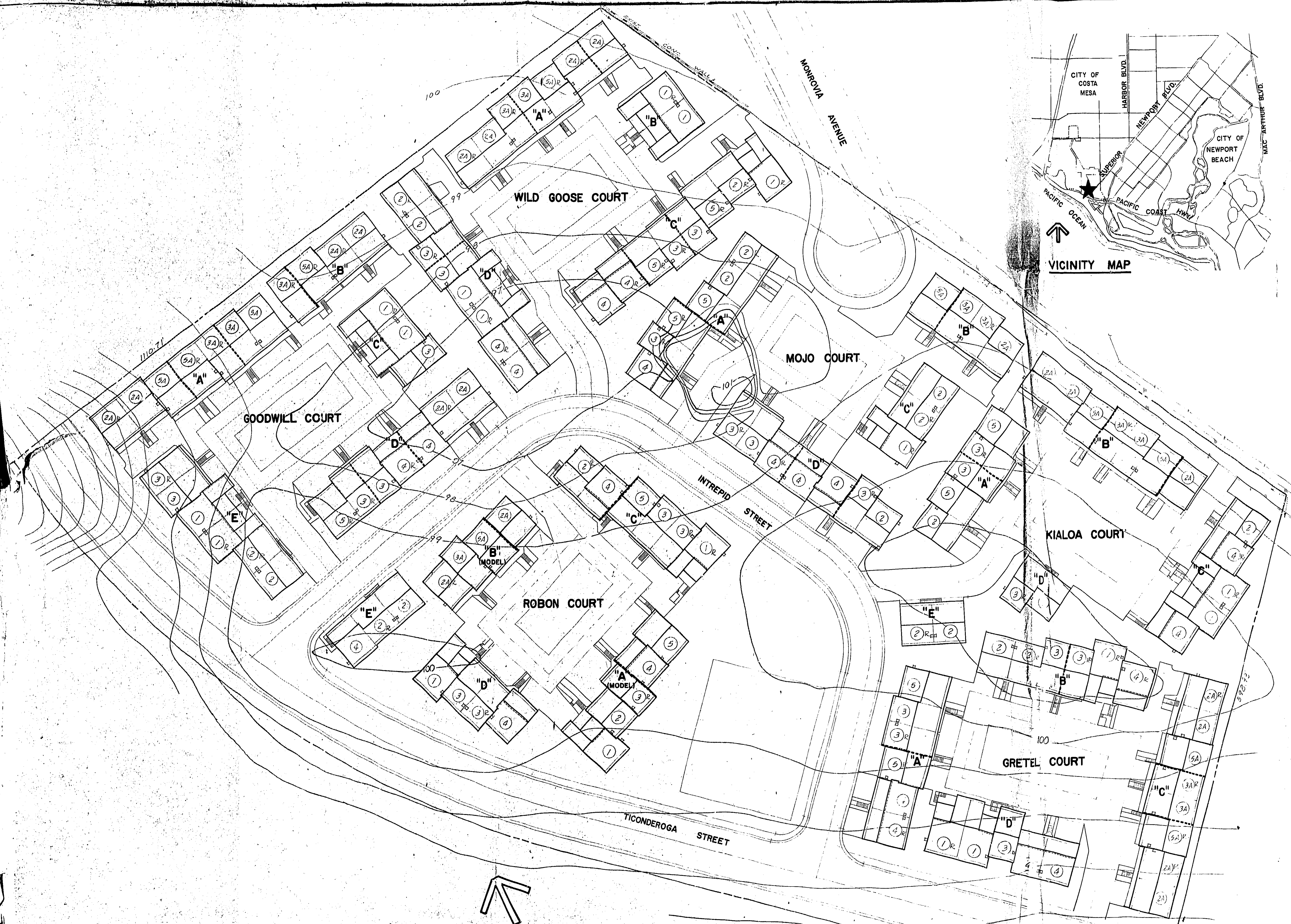
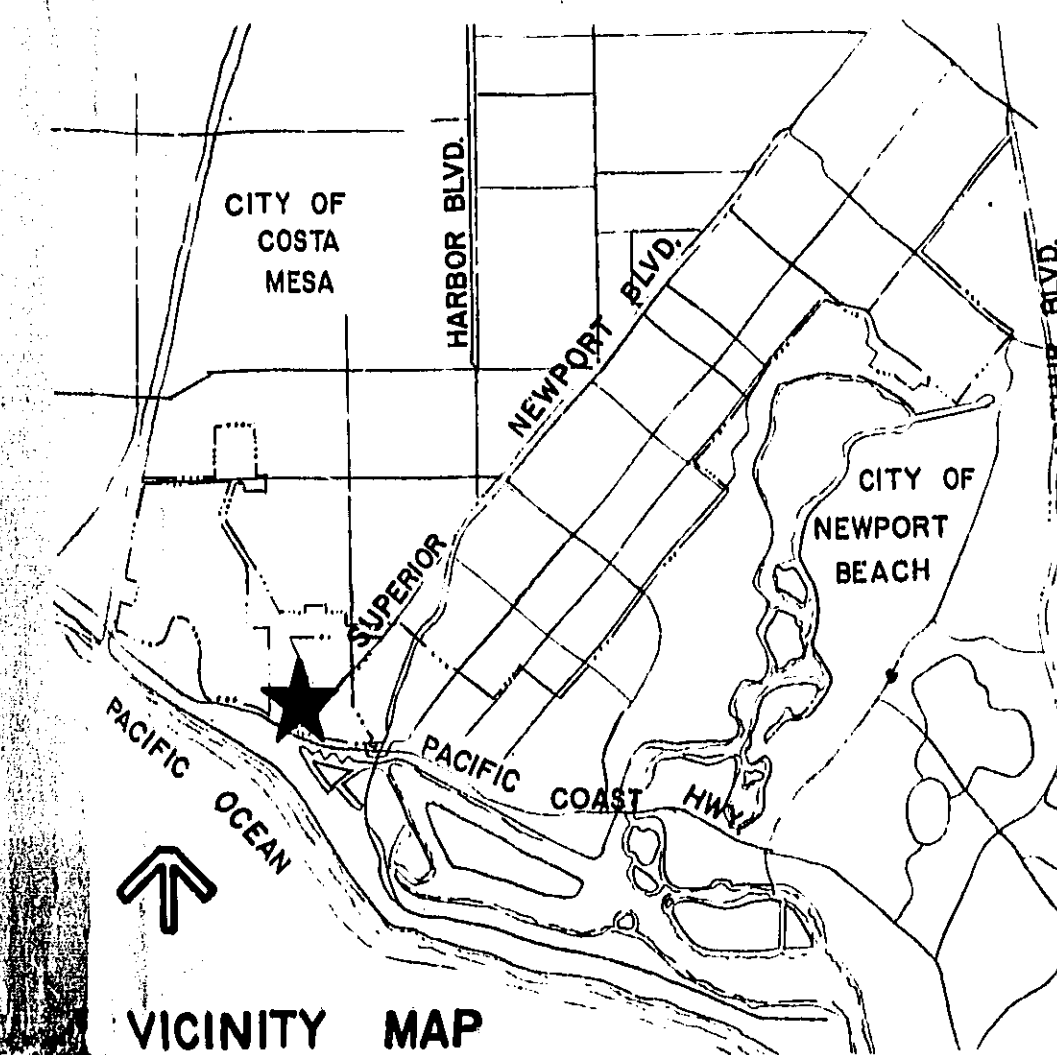
SCALE: 1" = 100'
77-A-141-A OK
JAN. 28, 1972

VTN
ENGINEERS ARCHITECTS PLANNERS
2301 CAMPUS DRIVE, IRVINE, CALIFORNIA 92614
(714) 833-2450



NOTE: LOT 2 AND A POR. OF LOT 1 WERE SURVEYED AS PER DESCRIPTION FURNISHED IN FIRST AMERICAN TITLE INS. TITLE REPORT # O.R. 110864 DATED DEC. 22, 1971.
BASIS OF BEARINGS: N. 39°41'15"E. FOR THE CENTERLINE OF SUPERIOR PER R.S. 65/31-36, RECORDS OF ORANGE COUNTY, CAL.

UP 1585 18610



PHASE I SITE AND ROOF PLAN

10-19-72

UP 1585 20020

NOTE:
WELLS ARE TO BE CONSTRUCTED
FROM SEPARATE PLAN.

NOTE:
OFF-SITE GRADING FOR CONSTRUCTION OF
STORM DRAINAGE AND SEWER SYSTEMS
TO BE SHOWN ON THE IMPROVEMENT PLANS.

NOTE:
ALL CUT AND FILL SLOPES ARE TO BE 2:1.

NOTES:
TICONDEROGA STREET WILL BE ADDED
TO SUPERIOR AVENUE FROM STREET
IMPROVEMENT PLANS.
SUPERIOR AVENUE HAS MONROVIA
APPROXIMATELY FROM STREET
IMPROVEMENT PLANS.

GRADING PLAN
TRACT NO 7852
SHEET 2 OF 2 SHEETS

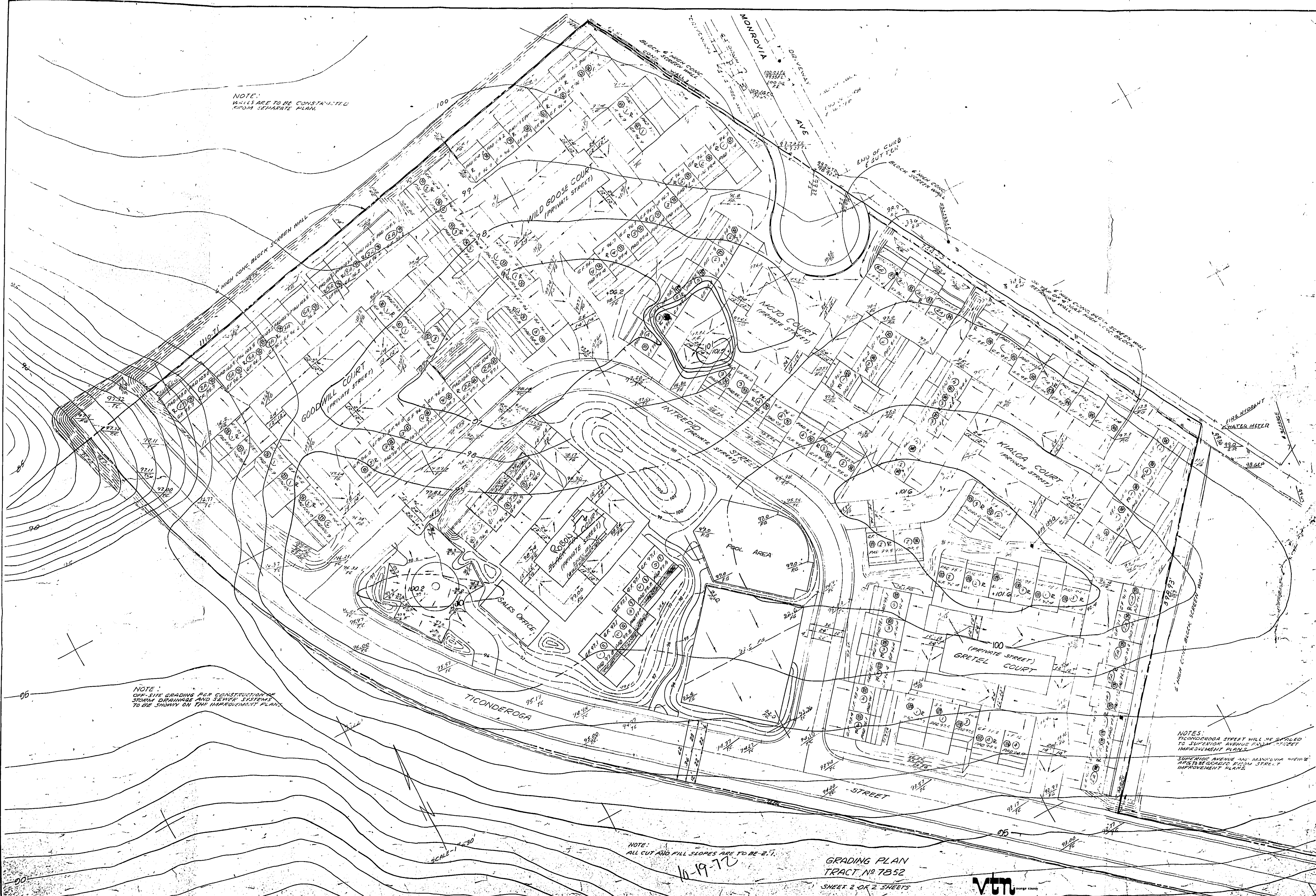
VTN

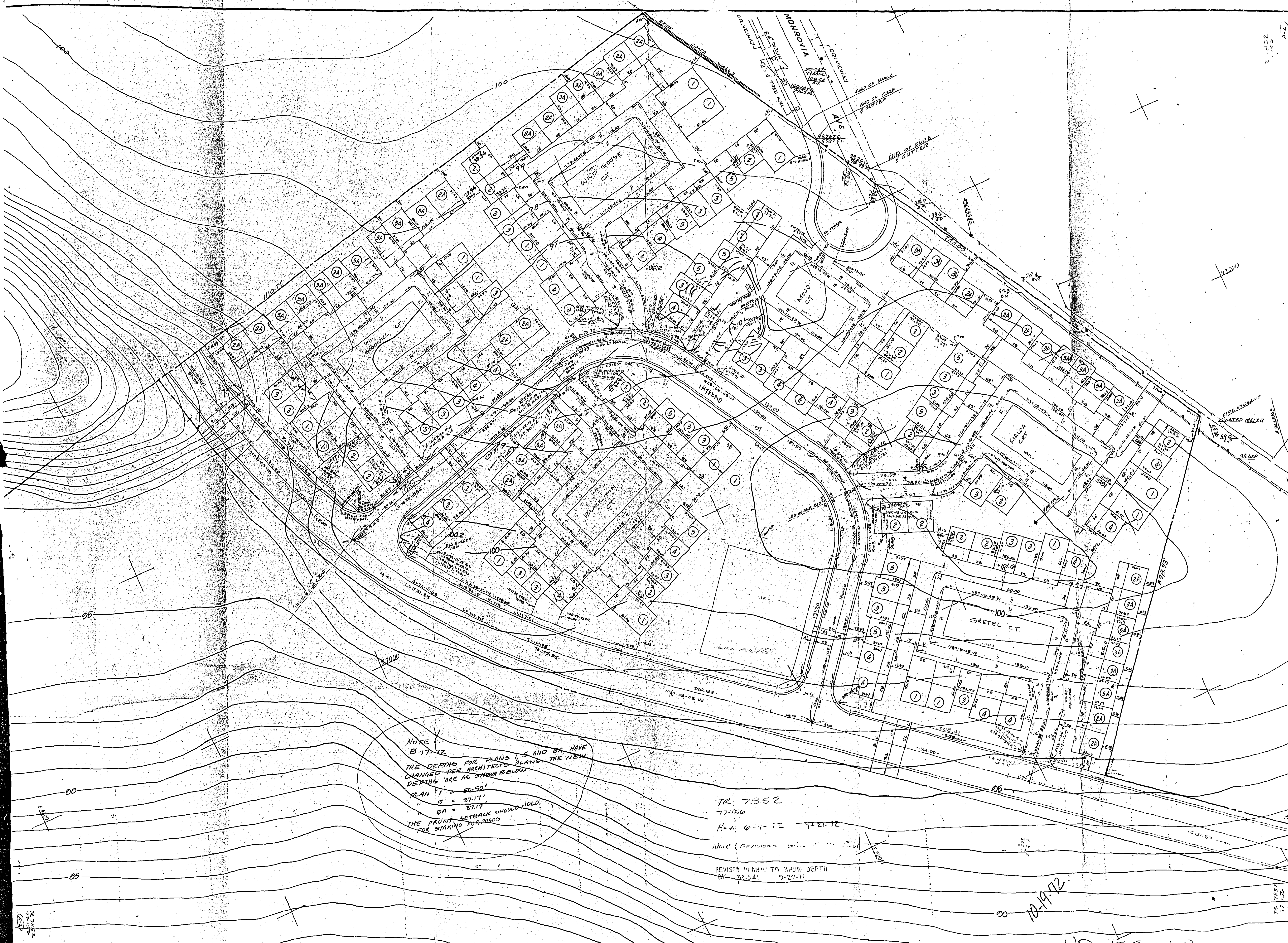
VTN ENGINEERS, ARCHITECTS, PLANNERS - 101 CAMPUS DRIVE, IRVINE, CALIFORNIA 92614 (714) 833-2000

SHEET 2 OF 2 SHEETS

77-156

UP 1585 38610





NOTE
8-17-72
THE DEPTHS FOR PLANS 1, 5 AND 5A HAVE
CHANGED PER ARCHITECTS PLANS. THE NEW
DEPTHS ARE AS SHOWN BELOW
PLAN 1 = 50.50'
" 5 = 37.17'
" 5A = 37.17'
THE FRONT SETBACK SHOULD HOLD.
FOR STAKING PURPOSES

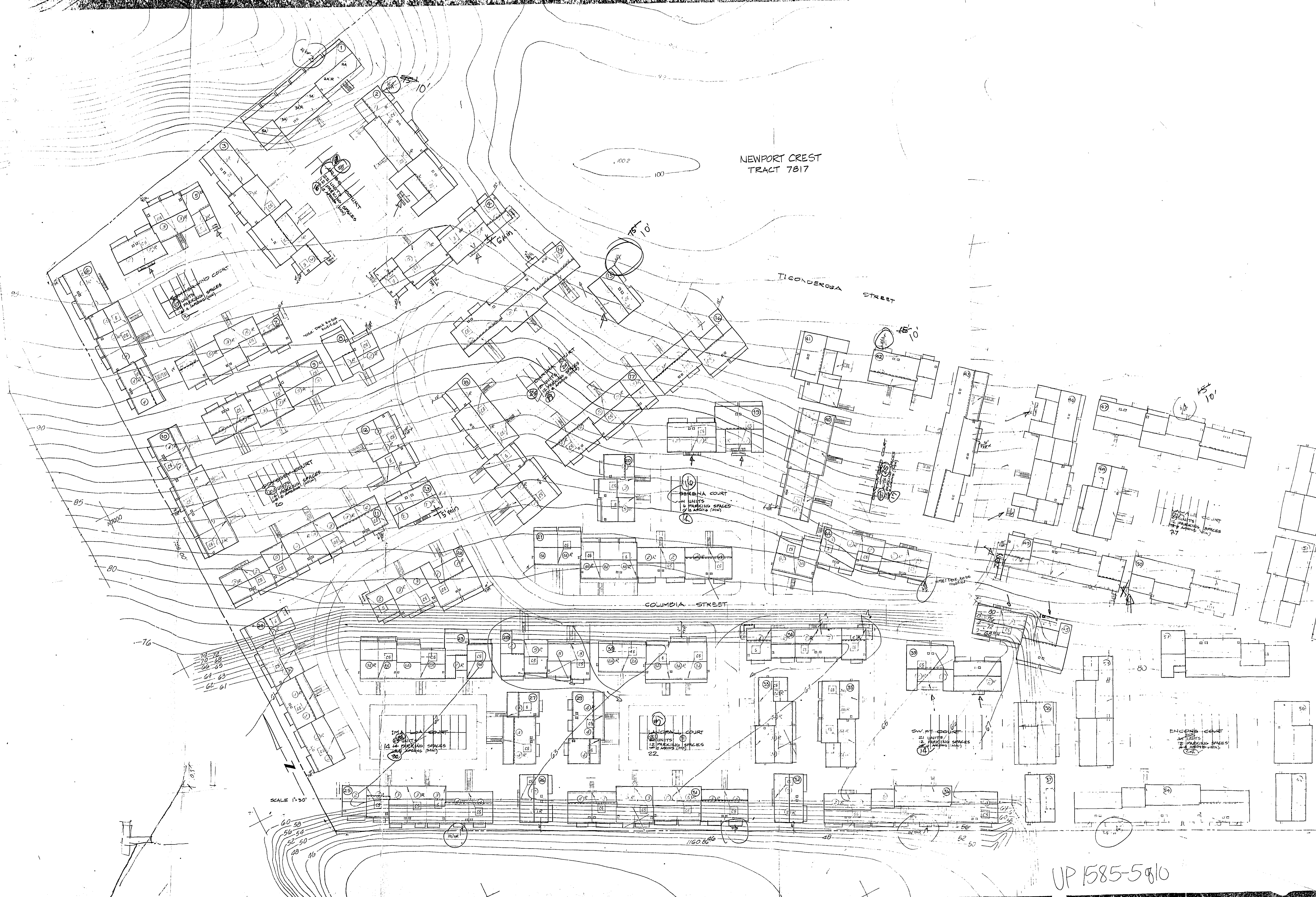
TR 7352
77-156
Rev: 6-4-72 9-21-72
Note: Revision 10-19-72

REVISED PLAN 1 TO SHOW DEPTH
OF 33.34' 9-22-72

10-19-72

UP 1585 4810

NEWPORT CREST
TRACT 7817



UP 1585-5810

NEWPORT CREST
TRACT 7817



NEWPORT CREST - PHASE II
TRACT # 7817

GENERAL NOTES

1. ALL UNITS MUST MEET CITY STANDARDS FOR MIN. 8' 6\"
2. PARKING SPACES ARE 9' 6\"

NO. OF 2, 3 & 4 BEDRM. UNITS

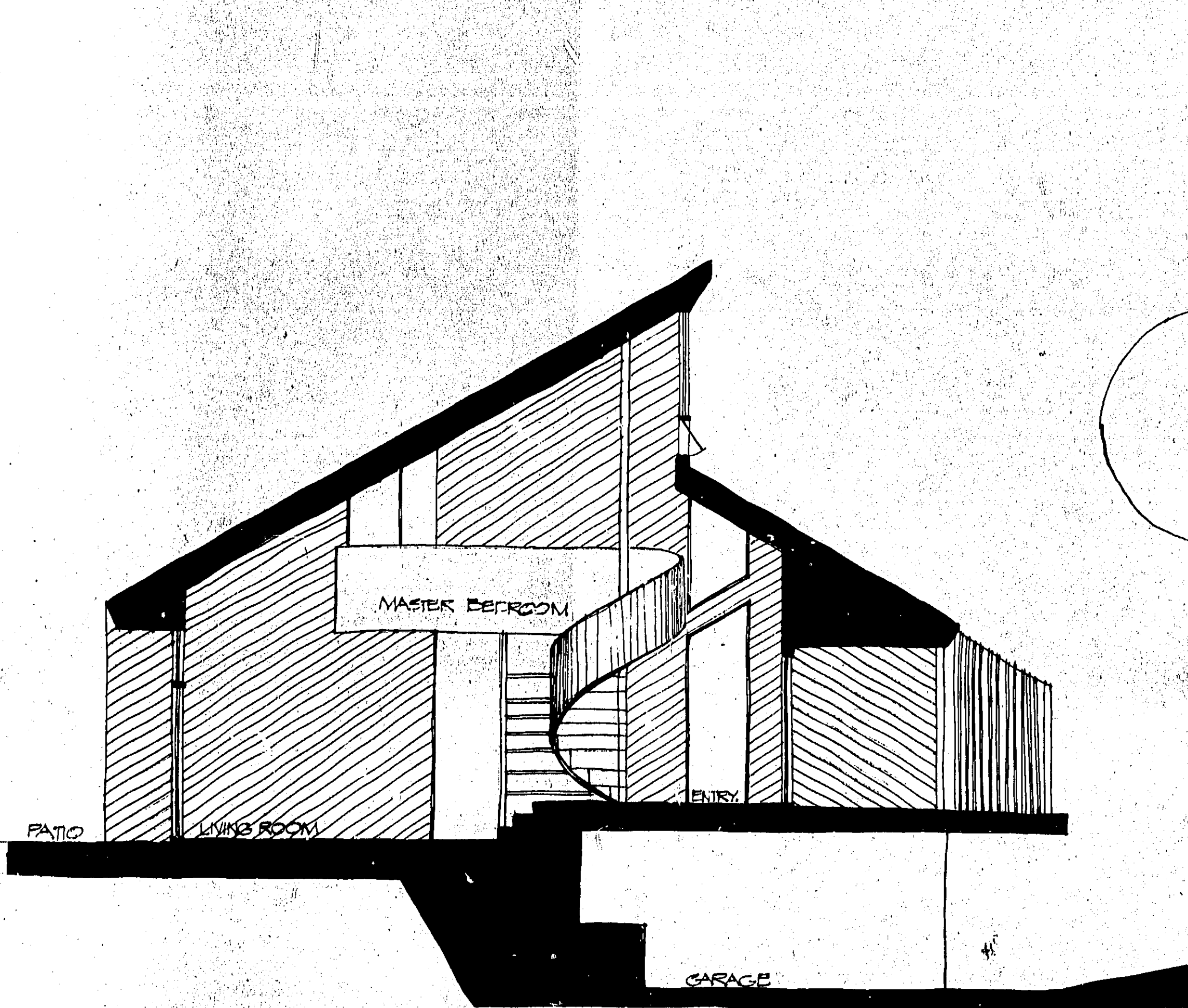
2 BR. PLANS	1512A	= 101
3 BR. PLANS	1512A	= 107
4 BR. PLANS	1512A	= 53
		TOTAL 261

NOTE:
DIM. SHOWN ARE FOR DECKS ONLY.
REF. TO STAKING PLAN FOR BULK SETBACK INFO.

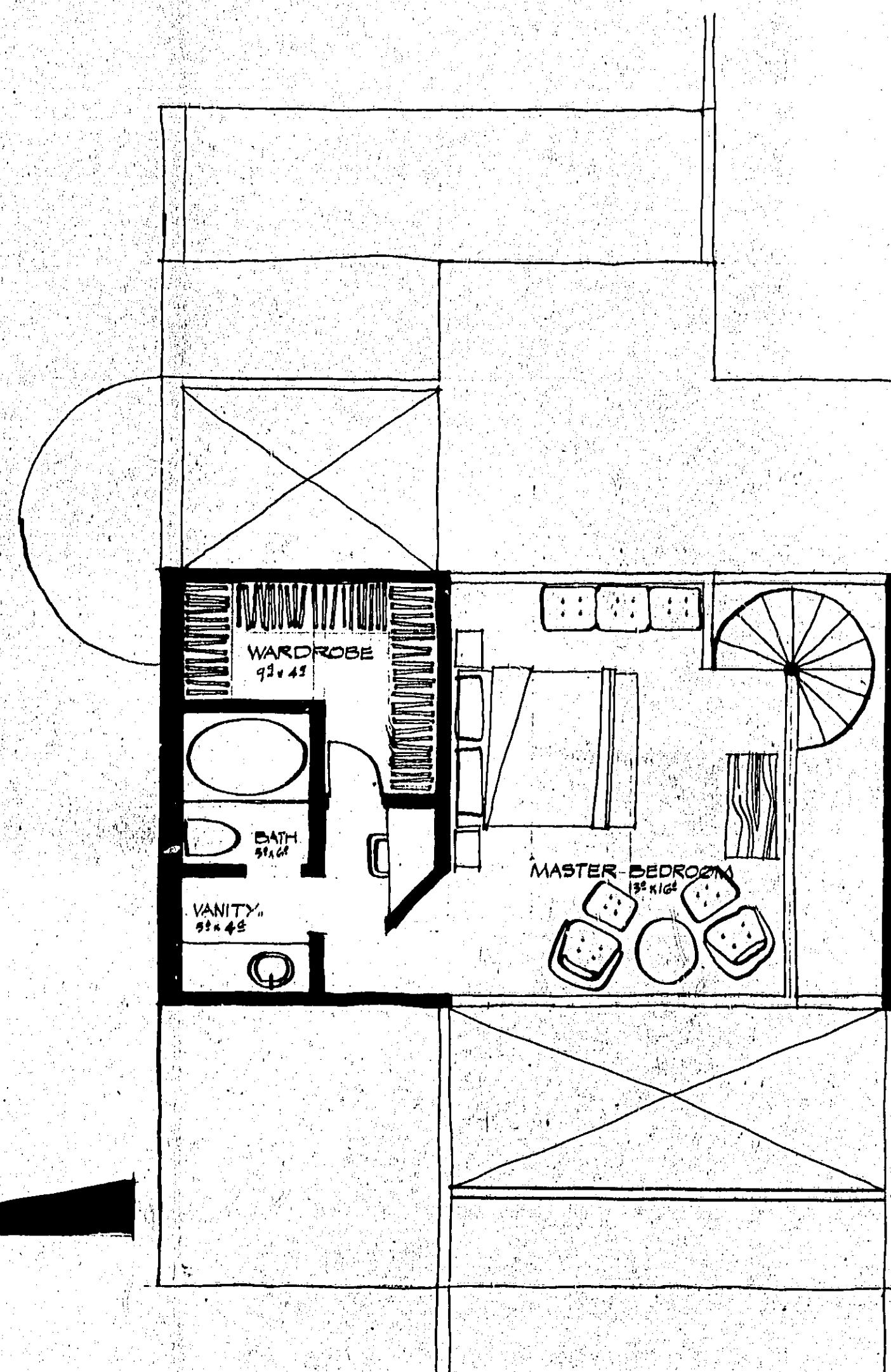
- LEGEND
- 1. STAIR
 - 2. PLAN NO. 2
 - 3. PLAN NO. 2 REVERSE

UNITS ADJACENT TO EMERGENCY FIRE ACCESS TO BE NOTED THAT NO PARKING PERMITTED ON AREAS ADJACENT TO ACCESS

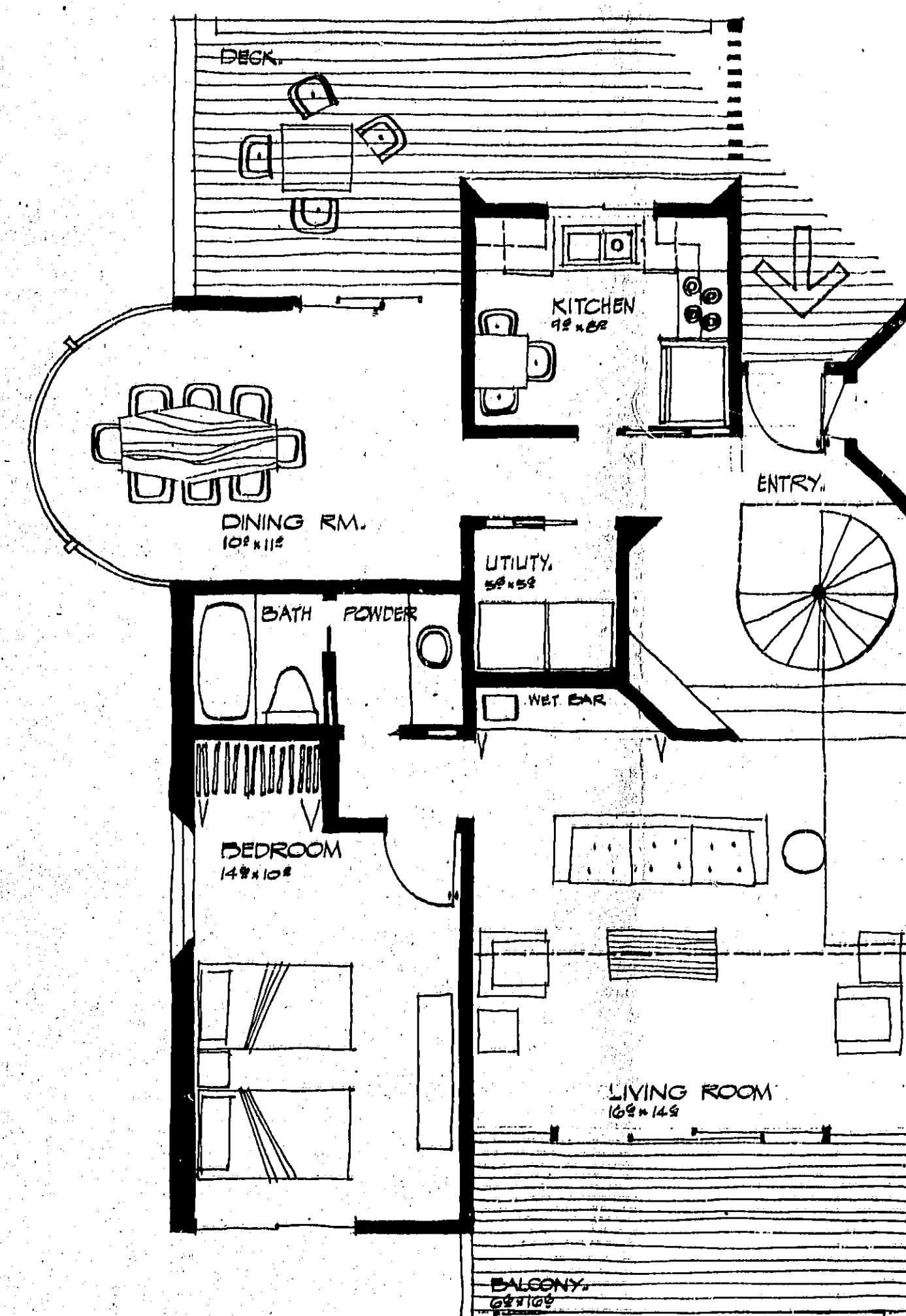
UP 1585-5810



Section



Floor 2

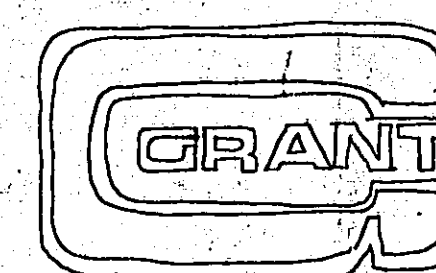


Floor 1

RICHARD L. DORMAN F.A.I.A.
ARCHITECTURE AND PLANNING

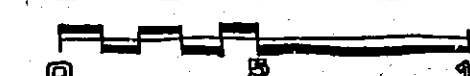
2300 BEVERLY BLVD. SUITE 610 LOS ANGELES, CA. 90040 213-6781

a planned unit development
Newport Crest
city of Newport Beach, California

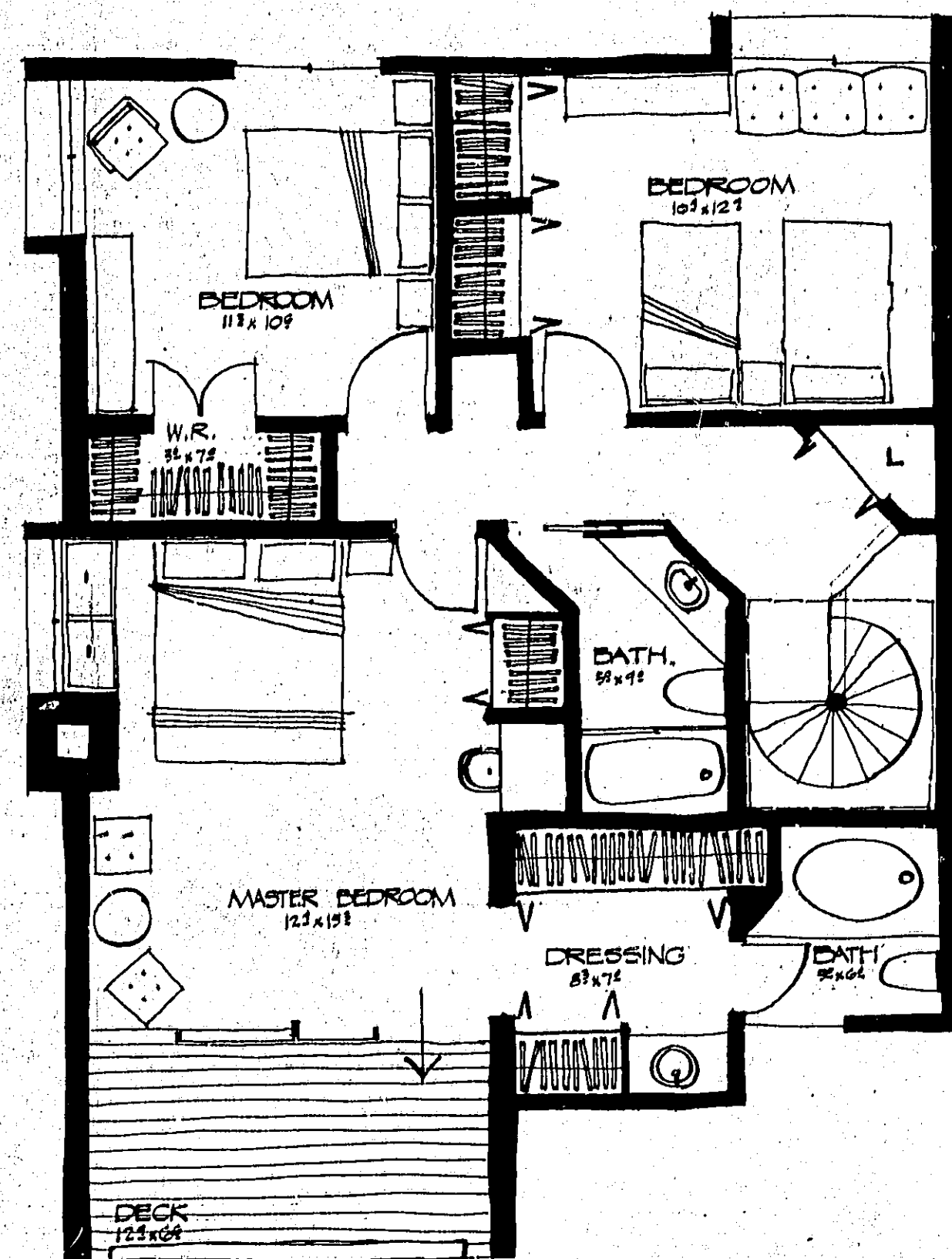


CORPORATION

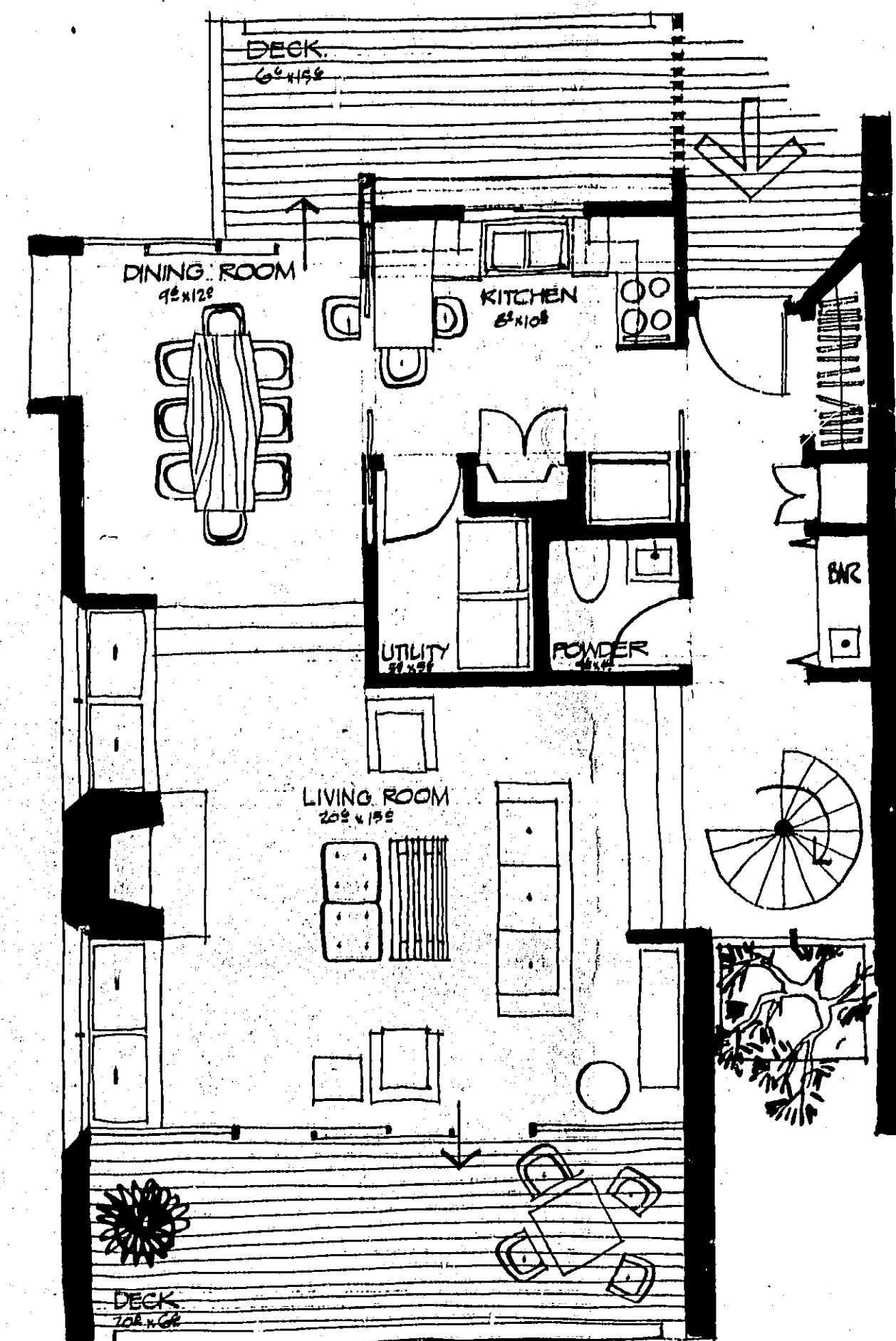
Plan 2



UP 1585
6910

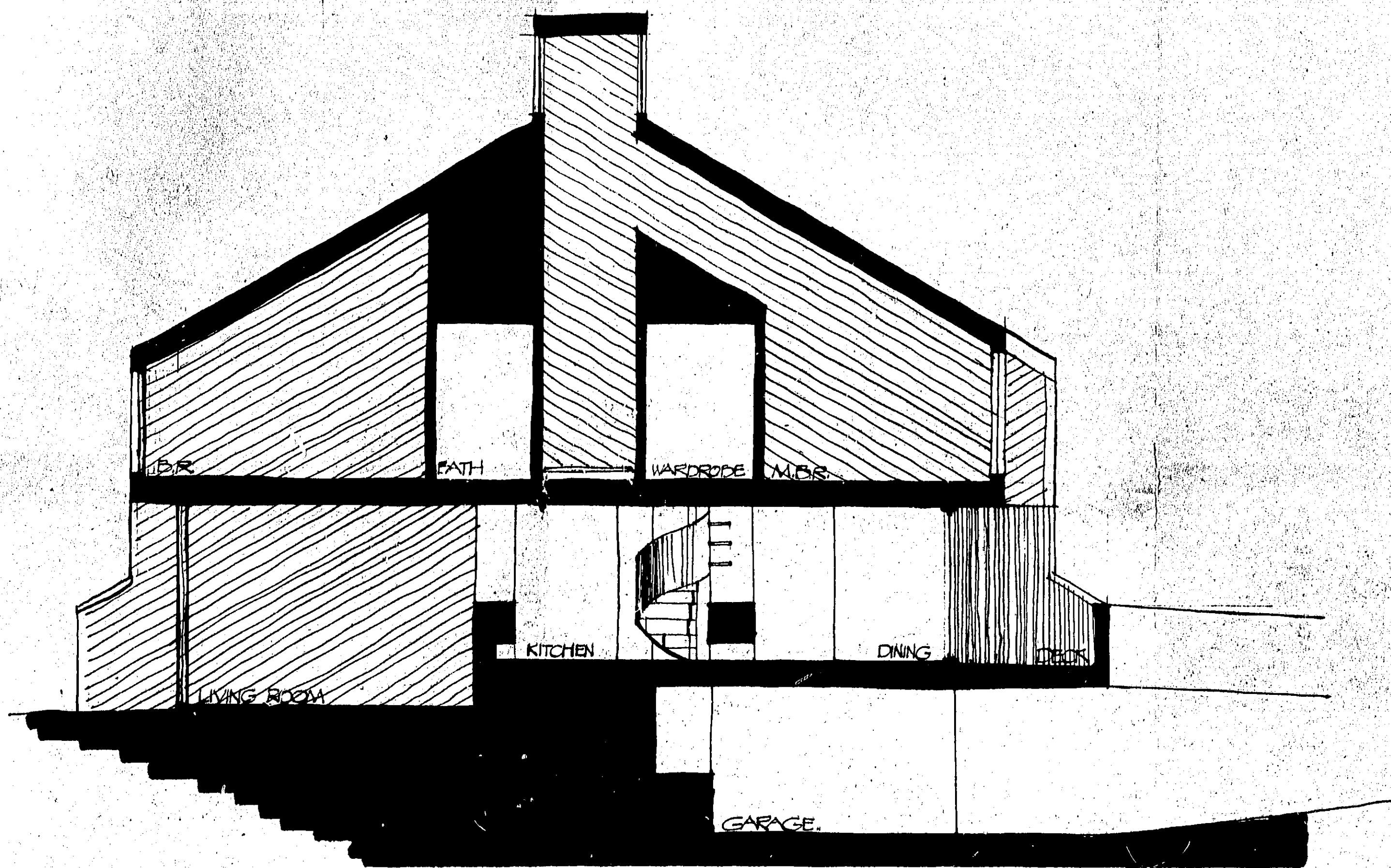


Floor 2

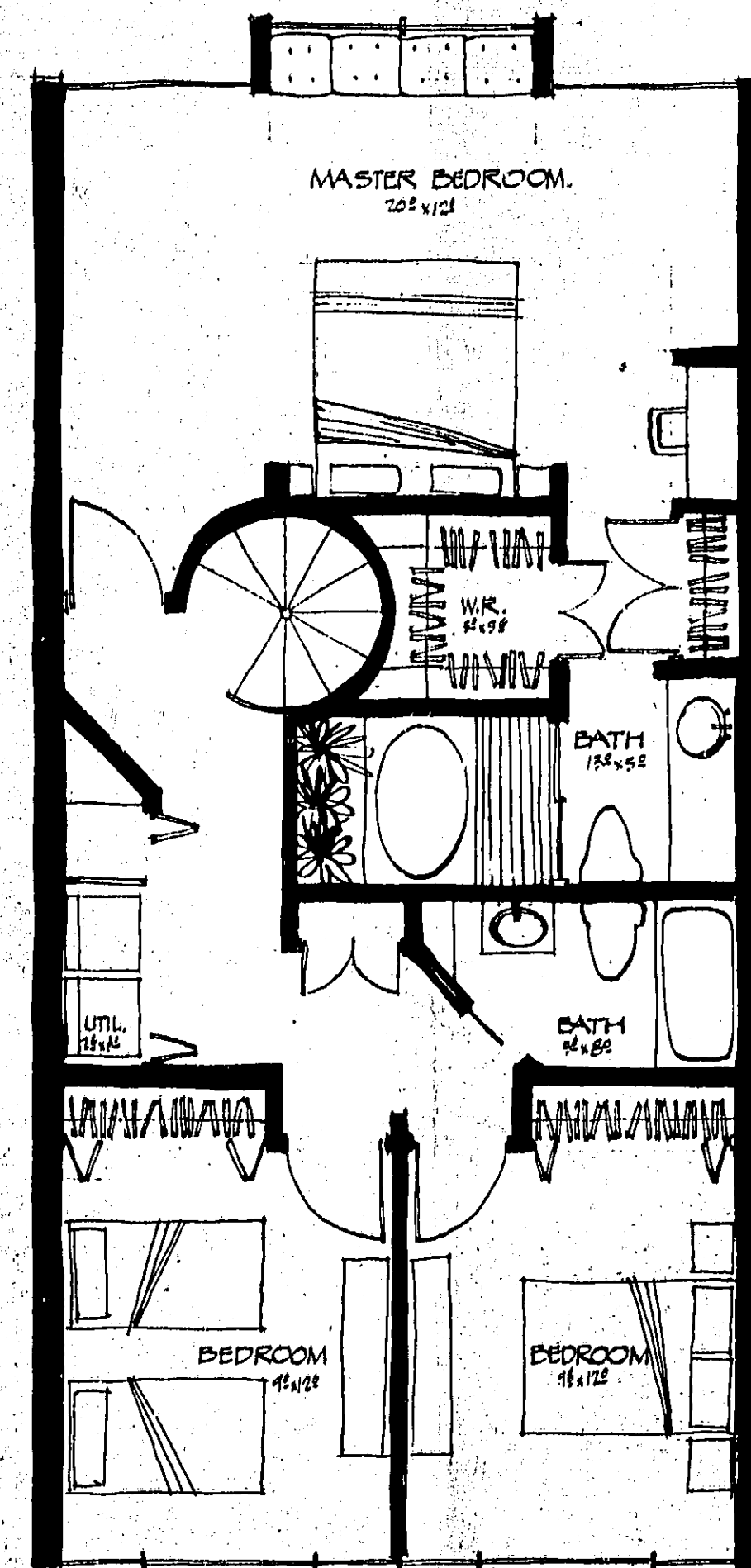


Floor 1

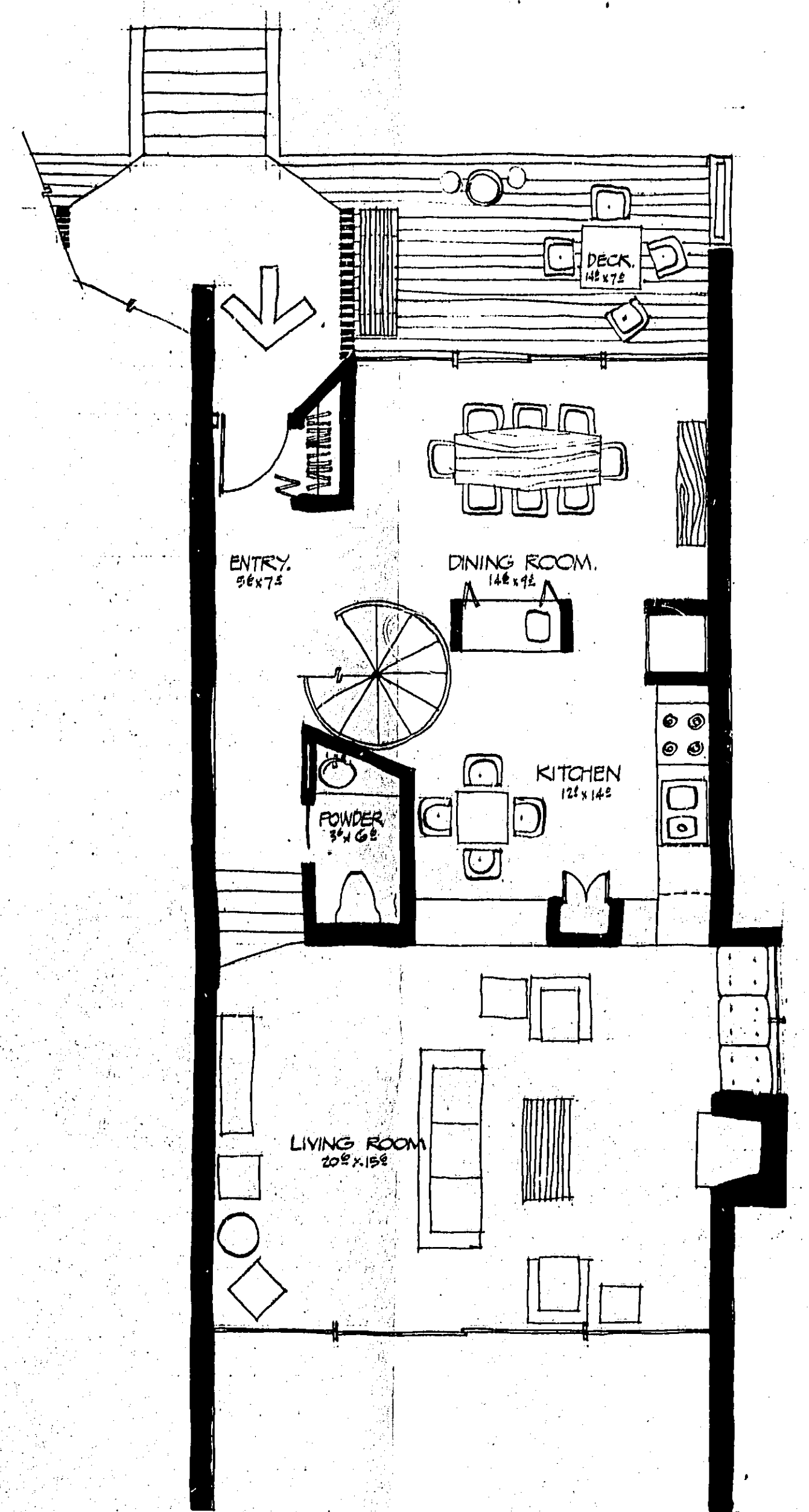
UP 1585
7 of 10



Section



Floor 2

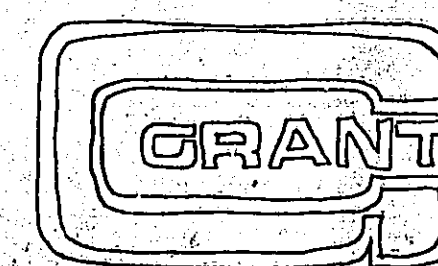


Floor 1

RICHARD L. DORMAN F.A.I.A.
ARCHITECTURE AND PLANNING

8800 BEVERLY BLVD SUITE 610 LOS ANGELES, CA. 90048 378-3731

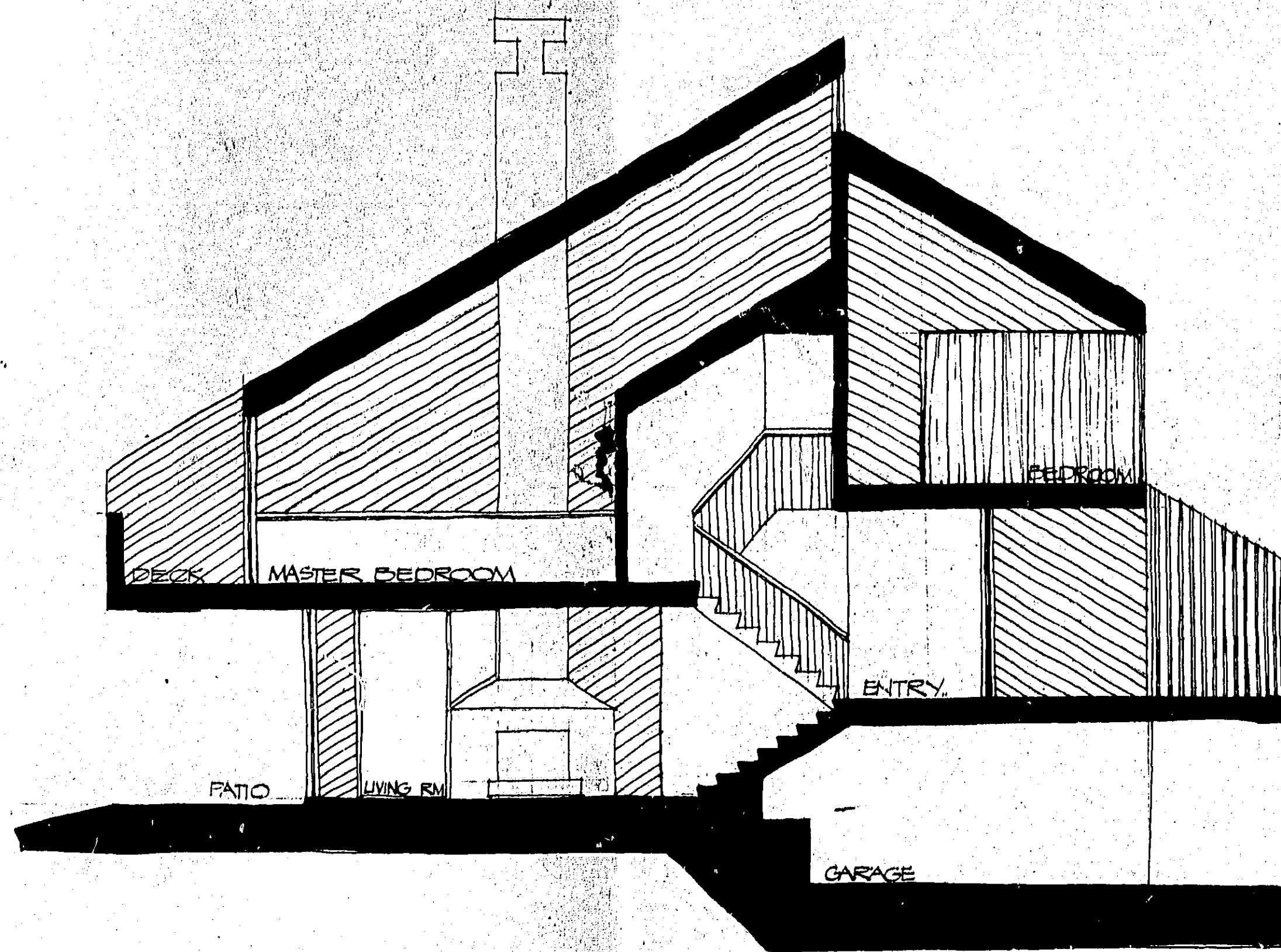
a planned unit development
Newport Crest
city of Newport Beach, California



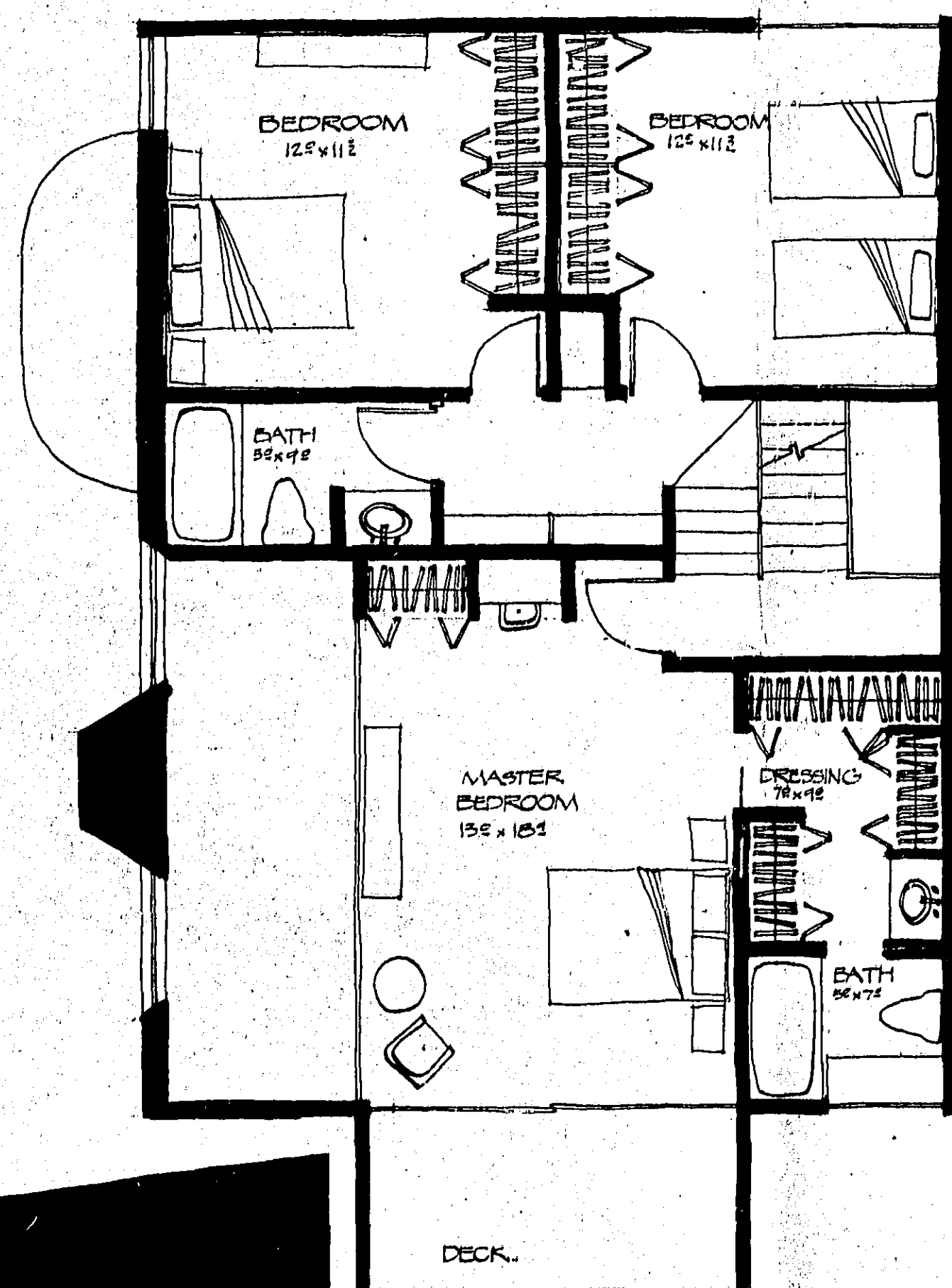
CORPORATION

Plan 4
0 5 10

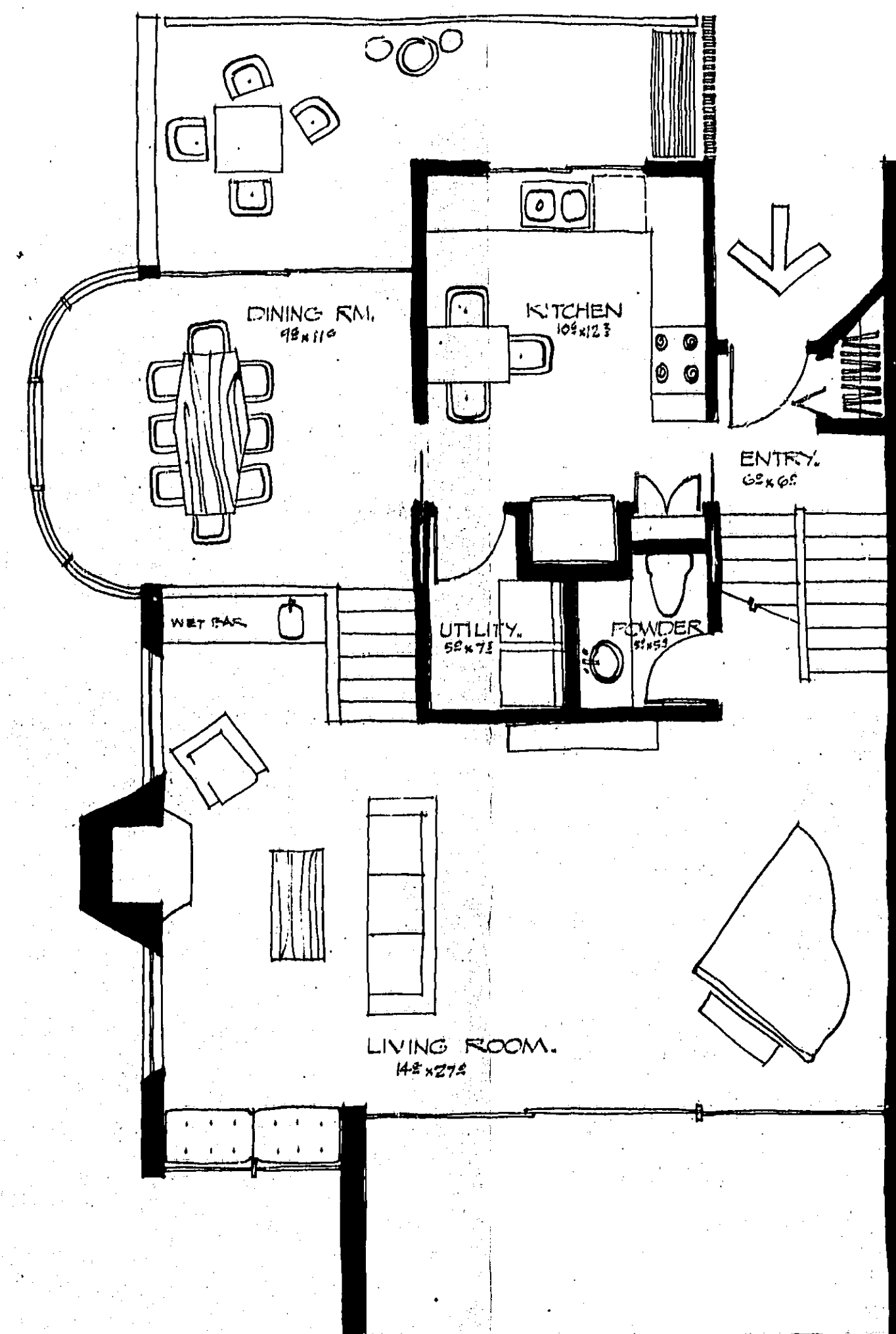
UP1585
8 of 10



Section



Floor 2

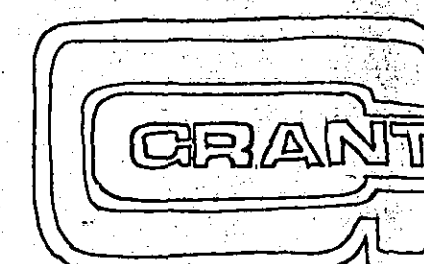


Floor 1

RICHARD L. DORMAN F.A.I.A.
ARCHITECTURE AND PLANNING

8800 BEVERLY BLVD SUITE 610 LOS ANGELES, CA. 90048 213-278-1

a planned unit development
Newport Crest
city of Newport Beach, California



CORPORATION

Plan 5



UP. 1585
9/8/10



PARKING SPACE TABULATION

GARAGE PARKING (6 PER UNIT)	988
WITHIN CLUSTER (GUEST PARKING FOR UNITS WITHOUT APRON PARKING)	190
STREET PARKING	108
APRON PARKING (1/2 CAR MINIMUM PER D.U.)	247
TOTAL PARKING SPACES	1533
PARKING SPACES / UNIT	3.1 (MIN.)

LAND USE TABULATION

TOTAL AREA	37.31+ ACRES	1,675,300 SF
RIGHT-OF-WAY OF PUBLIC AND PRIVATE STREETS		426,500 SF
BUILDING COVERAGE (1)		527,500 SF
MAJOR RECREATIONAL AREA		28,200 SF
CENTRAL CLUSTER AREA		
A. PARKING	34,200	
B. RECREATION AREA	41,200 SF	
C. APRONS TO GARAGES	207,500 SF	282,900 SF
CONNECTING GREEN BELTS (2)		360,200 SF
BUILDING COVERAGE RATIO =	$\frac{527,500 \text{ SF}}{(1,675,300 - 426,500)}$	44.0%
LAND AREA PER DWELLING UNIT =	$\frac{1,198,800 \text{ SF}}{494 \text{ UNITS}}$	2427 SF/D.U.

1. INCLUDES AREA BELOW BUILDING LINE OVERHANGS. EXCLUDES OPEN PATIO AREAS AND UNCOVERED BALCONIES.
2. APRONS SHALL BE 6' OR GREATER IN WIDTH UNLESS SETBACK REQUIREMENT PREVAILS. THIS FIGURE REPRESENTS AVERAGE OF 15' DEPTH.
3. INCLUDES 800 SF+ PER D.U. FOR PATIO AREA.

exhibit "c" newport crest

a development of the grant company of california

UP 1585
100810

vtm orange county

ENGINEERS ARCHITECTS PLANNERS 2201 CAMPUS DRIVE, IRVINE, CALIFORNIA 92614

Parking

3-24-72

Keep



1" = 40'

exhibit "c" **newport cre** a development of the grant company

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

No. 1585

Fee \$150.00

Department of Community Development
Zoning and Ordinance Administration Division
3300 Newport Boulevard
Phone (714) 673-2110

Applicant Robert H. Grant Corporation

Phone (714) 772-3861

Mailing Address 1665 S. Brookhurst Street, Anaheim, Ca. 92604

Property Owner Same

Phone (714) 772-3861

Mailing Address 1665 S. Brookhurst Street, Anaheim, Ca. 92804

Address of Property Involved Superior Avenue and the property line for
the Hoag Memorial Hospital

Purpose of Application (describe fully) Townhouses

(Planned Residential Development)

140 1st PHASE

320 2ND PHASE

460

Zone R-3-B-2 UNCLASSIFIED Present Use Agricultural

Legal Description of Property Involved (if too long, attach sheet)

Attached please find the Preliminary Title Report with the legal
description

[Signature]

Signature of Applicant or Agent

18 February 72
Date

L. O. Christensen, Secretary

Signature of Owner

Date

XX

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 2/18/72

Fee Pd. \$750⁰⁰

Receipt No. 47919

Hearing Date 3/16/72

Publication Date 3/2/72

Posting Date

Mail Date

P. C. Action Appr. Cond 4/6/72

Date

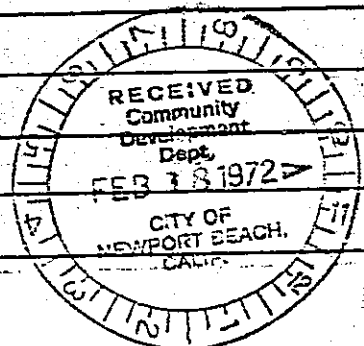
Appeal

C. C. Hearing

C.C. Action

C.C. Appr. w/Rev. Cond.

Date 5/8/72





First American Title Insurance Company

421 NORTH MAIN STREET • SANTA ANA, CALIFORNIA • 547-6092

COLDWELL, BANKER & COMPANY
2333 NORTH BROADWAY
SANTA ANA, CALIFORNIA 92706
ATTN: ROBERT C. STARR

Your No.
Our Order No. OR 1110864
Form of Policy Coverage Requested: CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

In response to the above referenced application for a policy of title insurance, this Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy of Title Insurance in the form specified above, describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of December 22, 1971 at 7:30 a.m.


L. J. Harms

TITLE OFFICER

Title to said estate or interest at the date hereof is vested in:

BEECO, LTD., a California Corporation.

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A Fee.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. Second installment General and Special Taxes for the fiscal year 1971-1972, Amount \$24,356.60; Code Area 07-082; A. P. No's 114-170-13 and 114-170-54. Said A. P. No's cover the herein described and other land.

(continued)

2. A right of way to construct and lay a water pipe line as conveyed to the Newport Beach Water Company by deed recorded November 19, 1910 in book 194, page 179 of Deeds.

3. A right of way for underground pipe lines for the distribution of water, gas, light and oil for domestic and agricultural purposes as reserved in the Deed from Los Angeles Trust & Savings Bank to Virginia A. Sullivan recorded August 16, 1916 in book 294, page 118 of Deeds.

4. The Covenants, conditions, restrictions, reservations, terms and provisions as contained in the deed dated November 29, 1961 from Hancock Banning Jr., and others, recorded December 27, 1961 in book 5957, page 665 of Official Records, to which record reference is made for full particulars, but deleting restrictions, if any, based on race, color, religion or national origin.

5. A Deed of Trust dated November 29, 1961, covering other land and that portion of said land included in Lot 1 of said Tract 463, executed by Beeco, Ltd., a California corporation, to The First American Financial Corporation, formerly, First American Title Insurance and Trust Company, as Trustee, to secure an indebtedness of \$1,770,000.00, in favor of Security First National Bank, a national banking association, as Trustee under the Will of Anne O. Banning, Deceased, Hancock Banning, Jr., George Hugh Banning, John C. Macfarland, Anne M. Brown, Title Insurance and Trust Company, a California corporation, as Trustee under its Trust No. P-11985, Marion M. Worthington, Joseph B. Banning, Jr., Katherine B. Graves, William P. Banning, William P. Banning, Jr., Victoria Banning Harding, Mrs. George Griffith and L. J. Bratager, and any other amounts payable under the terms thereof, recorded December 27, 1961 in book 5957, page 713 of Official Records, to which record reference is made for full particulars.

Note 1: Recorded November 4, 1964 in book 7288, page 619 of Official Records is an assignment, wherein William P. Banning, Jr., assigns to William P. Banning, all his beneficial interest under said Deed of Trust.

Note 2: The effect of assignment dated October 13, 1967 and recorded August 9, 1968 in book 8686, page 942 of Official Records, executed by J. B. Banning, Jr., purporting to assign all beneficial interest under said Deed of Trust to United California Bank, a corporation.

Note 3: The effect of an assignment dated February 4, 1971 and recorded March 3, 1971 in book 9560, page 148 of Official Records, executed by United California Bank and Nancy Banning Call, as Co-Executors under the Will of Joseph Brent Banning, Jr., deceased, purporting to assign an undivided 16.636% beneficial interest under said Deed of Trust to United California Bank, as Trustee under the Will of Joseph Brent Banning, Jr., deceased.

6. The Effect of a Map filed in book 65, pages 31, 32 and 35 of Miscellaneous Maps, records of Orange County, California, purporting to show the herein described and other land.

7. The Fact that the ownership of said land does not include any rights of ingress or egress to or from the Freeway, said rights having been relinquished by deed from Beeco, Ltd., to the State of California, recorded February 14, 1966 in book 7839, page 739 of Official Records, except the rights reserved in said deed.

DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Newport Beach, described as follows:

Those portions of Lots 1 and 2 of Tract No. 463 as shown on a Map recorded in book 32, pages 2 and 3 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at the intersection of the Northeasterly line of Tract No. 15 as shown on a Map recorded in book 9, page 19 of Miscellaneous Maps, records of said Orange County, with the centerline of Fifteenth Street as shown on the Map of First Addition to Newport Mesa Tract, recorded in book 8, page 61 of said Miscellaneous Maps; thence Westerly along the Westerly prolongation of said centerline to the Southerly prolongation of the Easterly line of Whittier Avenue as shown on said Map of the First Addition to Newport Mesa Tract; thence Southerly along said Southerly prolongation to the Northeasterly line of the land described in Parcel 1 of that certain deed to the State of California recorded February 14, 1966 in book 7839, page 739 of Official Records of said Orange County; thence Southeasterly along said Northeasterly line to the most Northerly corner of the land described in deed to A. E. S. Chaffey and others, recorded March 14, 1958 in book 4228, page 191 of said Official Records; thence Southeasterly along the Northeasterly line of said last mentioned land and the Southeasterly prolongation thereof to the centerline of Superior Avenue, 60.00 feet wide, formerly Newport Avenue, as shown on said Map of Tract No. 15; thence Northeasterly along said last mentioned centerline to the most Southerly corner of said First Addition to Newport Mesa Tract as shown on said Map of Tract No. 15; thence Northwesterly along said Northeasterly line of Tract No. 15 to the point of beginning.

Excepting therefrom that portion of said land included within Lot 1 of said Tr. No. 463, all of the minerals, including, but not limited to, all petroleum, oil, natural gas and other hydrocarbon substances and products derived therefrom situated in or below 500 feet from the surface of said land without any right to the use of the surface of said land upon the terms and conditions as set forth and reserved in the deed from Hancock Banning, Jr., and others, recorded December 27, 1961 in book 5957, page 665 of Official Records.

* * * * *

LJH:pgv

5 Plats enclosed.

Note 1: This is not a record description but one compiled by our Engineering Department, and is subject to change upon receiving a survey of said land.

Note 2: Enclosed herewith are 5 copies of the matters referred to in Items 2 to 7 inclusive.



Newport Crest

HOMEOWNER'S ASSOCIATION

9 Kialoa Court, Newport Beach, California 92660

May 18, 1976

Mr. Richard V. Hogan, Community Development Director
3300 Newport Boulevard
Newport Beach, California 92663

Dear Mr. Hogan,

The Homeowner's Association of Newport Crest would like to go on record as objecting to the construction of the additional thirteen units still to be built in Newport Crest. We understand the builder intends to raze the sales office and use that and adjoining land for the construction. Although these units were approved as part of the original plan, the land is now urgently needed for recreational uses by the four hundred and thirty families who will be living here in Newport Crest.

We would like to advise you that even before the community is completely occupied it is apparent that there are many children living here - many more than were expected - and there are no facilities for youngsters or teen-agers. The two tennis courts and existing pool are extremely inadequate for the number of families for which housing was planned and built.

If it should become possible to retain the sales office, it would provide a multipurpose Community House for planned activity for all segments of our population.

We would welcome the opportunity to escort you on a tour of our community and share specific instances of the need for additional recreational facilities.

Sincerely,

Thomas A. King, President

c.c. Mr. Donald A. Mc Innis





Department of Community Development

DATE: February 17, 1978

TO: Bob Wynn

FROM: Jim Hewicker

SUBJECT: Recreation Facilities - Newport Crest -
Use Permit 1585 - 1972

The recreation facilities for Newport Crest were divided into three categories:

1. An active recreation area of 28,200 square feet containing two lighted tennis courts, a sand volleyball court, a swimming pool, cabana and open turf.
2. Semi-active and passive recreation areas within each cluster of dwelling units containing a total of 41,200 square feet and providing facilities such as a game post and an equipment storage box, shuffleboard court, seating and conversation areas, landscaped and hard surface areas, etc.
3. Connecting green belts with meandering walks, benches, turf and landscape containing an additional area of 261,400 square feet.

To the best of my knowledge all of these areas were installed pursuant to plans approved by the Parks, Beaches & Recreation Department. Copies of these plans should be on file with both the PB&R and Community Development Departments. All of the recreation facilities are located on private property and maintained by the Community Association.

I believe Mrs. Greely's concerns are mainly with Category 2 which are very small and more passive than recreation oriented.

On various field trips I have made, I have not observed any departures or omissions from the City's requirements. If Mrs. Greely has a specific area in mind, we would be happy to investigate it.


JIM HEWICKER, Assistant Director/Planning

JDH/kk

CITY OF NEWPORT BEACH
PARKS, BEACHES & RECREATION DEPARTMENT

December 6, 1972

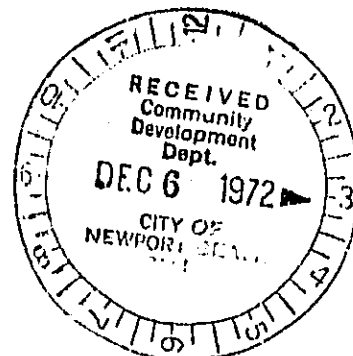
TO: BILL LAYCOCK, COMMUNITY DEVELOPMENT DEPARTMENT
FROM: PB & R Director
SUBJECT: NEWPORT CREST LANDSCAPING

As previously discussed, the Parks, Beaches & Recreation Commission has requested to review the recreation element and the landscape element of the Newport Crest project. They have previously seen and approved the recreation element and at their meeting of December 5 unanimously approved the landscape element as presented in Phase I.

If the rest of the landscaping for the project is in keeping with that as submitted in Phase I, it will not be necessary for the Parks, Beaches & Recreation Commission to review any of the additional landscaping plans.


CALVIN C. STEWART

CCS:dm





GRANT CORPORATION

October 30, 1972

Mr. James D. Hewlicker
Assistant Director
Department of Community Development

Re: Newport Crest

Dear Jim:

Please accept this letter as notification that we shall provide within the first phase of the Newport Crest development an additional six guest parking spaces within the cluster court yards. This will require a slight modification of our landscape plans.

I shall present this to you within the next week.

Sincerely,

ROBERT H. GRANT CORPORATION

John Bates
John Bates

JB:fc



October 27, 1972

Mr. James D. Hewlicker
Assistant Director
Department of Community Development

Re: Application Building Permit, Newport Crest

Dear Jim:

In reviewing our documents for application for Building and Permits, and your check of the conditions of approval I thought it wise to reiterate several points of agreement that were reached with your agency during the course of design.

Item #25. Article modified to include decks and balconies.... that these balconies and/or decks shall observe minimum setback of 10 Ft. (see Phase I - Site & Roof Plan for these dimensions).

It is important to note the following:

- 1) We have no patios per se.
- 2) That those units on the 5 Ft. required setback from private streets have no decks encroaching into this setback. The decks are within the building setback line.... (see individual floor plans).

Item #26. We have no trash storage. The units are supplied with trash compactors and trash is picked up from units on an individual basis.

I hope this information will help expedite the checking of the plans.

Sincerely,

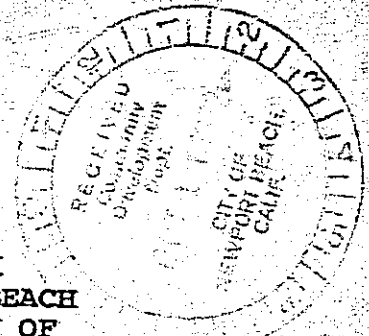
R. H. GRANT CORPORATION

John Bates
Design Coordinator

cc: Marvin Harwood - VTN

ORDINANCE NO. 1469

AN ORDINANCE OF THE CITY OF NEWPORT BEACH
ADDING SECTION 12.66.040 TO THE NEWPORT BEACH
MUNICIPAL CODE TO PROVIDE FOR APPLICATION OF
VEHICLE CODE TO PRIVATE STREETS IN "NEWPORT
CREST" DEVELOPMENT



The City Council of the City of Newport Beach DOES
ORDAIN as follows:

SECTION 1. Section 12.66.040 is added to the Newport
Beach Municipal Code to read:

"12.66.040 Application of Vehicle Code to Private
Roads in Newport Crest. The provisions of the California
Vehicle Code shall apply to the following private streets
in the Newport Crest residential development in the City
of Newport Beach:

Intrepid Street
Goodwill Court
Wild Goose Court
Mojo Court
Kialoa Court
Gretel Court
Robon Court"

SECTION 2. This ordinance shall be published once in
the official newspaper of the City, and the same shall be effective
30 days after the date of its adoption.

This ordinance was introduced at a regular meeting of
the City Council of the City of Newport Beach held on the ____ day
of SEP 25 1972, 1972, and was adopted on the ____ day of
OCT 10 1972, 1972, by the following vote, to wit:

AYES, COUNCILMEN: _____

NOES, COUNCILMEN: _____

ABSENT COUNCILMEN: _____

ATTEST:

Mayor

City Clerk

DON:mh
9/19/72

CITY OF NEWPORT BEACH

September 20, 1972

TO: City Council

FROM: Department of Community Development

SUBJECT: Proposed ordinance adding Section 12.66.040 to the Newport Beach Municipal Code to provide for the enforcement of the California Vehicle Code on the private streets in Newport Crest. (Use Permit No. 1585 of the Robert H. Grant Corporation)

On July 27, 1972, a request was made by the Grant Company of California for enforcement of the California Vehicle Code on the private streets in Tract 7852.

Attached are copies of reports from the Police Department and the City Traffic Engineer, as required by the Council's Private Street Policy. (See Manual L-4)

Respectfully submitted,

DEPARTMENT OF COMMUNITY DEVELOPMENT


R. V. HOGAN, Director

RVH/kk

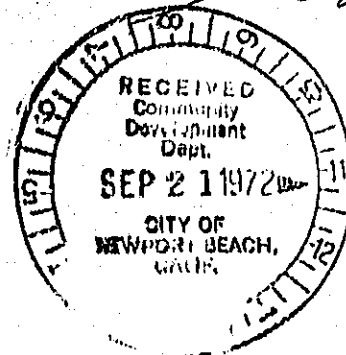
Attachments: Report from Police Department - 8/18/72
Report from Traffic Engineer - 8/21/72

Attachments to Council Members Only:

Staff Report to Council - 8/10/72
Letter from Grant Company dated 7/27/72
Proposed Ordinance


CITY OF NEWPORT BEACH
PARKS, BEACHES & RECREATION DEPARTMENT

September 19, 1972



TO: WILLIAM LAYCOCK, COMMUNITY DEVELOPMENT
FROM: PB & R Director
SUBJECT: RECREATION ELEMENT - NEWPORT CREST

At the Parks, Beaches & Recreation Commission meeting of September 19, 1972 the Commissioners reviewed the recreation element of the Newport Crest Land Development. After discussion, they voted unanimously to approve the recreation plans as presented.



CALVIN C. STEWART

CCS:dm

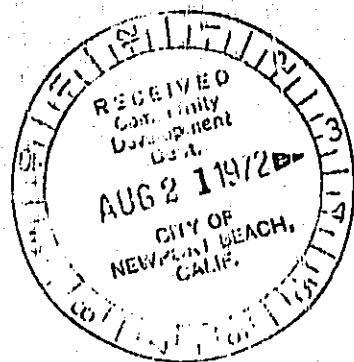
August 21, 1972

TO: Director of Department of Community Development
FROM: Traffic Engineer
SUBJECT: Tract 7852 Vehicle Code Application
REFERENCE: Grant Corporation Letter July 27, 1972

The request to apply the provisions of the California Vehicle Code to these private streets should, subject to acceptance of the proposal by our Police Department, be approved on the basis permitted in C.V.C. Section 21107.7.


Robert L. Jaffe
Traffic Engineer

RLJ:hh



CITY OF NEWPORT BEACH
POLICE DEPARTMENT

August 18, 1972

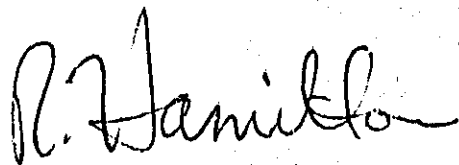
TO: Acting Chief of Police
FROM: Administrative Division Commander
SUBJECT: Newport Crest Development

The Community Development Department has requested a response from the Police Department relative to the Grant Company of California's request that the California Vehicle Code be enforced in their new "Newport Crest" development.

The development consists of a through street (36' wide) with six cul de sacs running from it. It is doubtful that the area will qualify as a "residential area" as defined by the C.V.C. due to its design. Posting of speed limit signs may be necessary to provide for enforcement capability.

No other difficulties are anticipated as a result of the request.

The City Traffic Engineer has no objections to the request.



R. Hamilton, Captain
Commander, Administrative Division

CITY OF NEWPORT BEACH

August 10, 1972

TO: City Council

FROM: Department of Community Development

SUBJECT: Proposed ordinance adding Section 12.66.040 to the Newport Beach Municipal Code to provide for the enforcement of the California Vehicle Code on the private streets in Newport Crest.

Background

On May 8, 1972, the City Council approved Use Permit No. 1585 of the Robert H. Grant Corporation for a 494 unit residential development located on the westerly side of Superior Avenue southerly of Monrovia Avenue extended. Stipulated in the approval of the Use Permit is a requirement that the applicant shall submit a formal request to the City Council for police enforcement of the California Vehicle Code on the private street system. Pursuant to this requirement, the applicant, by letter dated July 27, 1972, has formally requested the enforcement of the California Vehicle Code in Newport Crest.

The City Council's Private Street Policy states that:

Consideration will be given by the City Council for police enforcement of the Vehicle Code on private street systems when the following conditions have been met:

1. The city has received a formal request in compliance with the California Vehicle Code.
2. The request is accompanied by a written report and recommendations from both the Police Chief and Traffic Engineer.

If the City Council decides to approve the request, the following minimum conditions shall apply:

1. All applicable provisions of the Vehicle Code shall be enforced.
2. All non-standard traffic control devices shall be removed by the applicant, e.g., bumps, traffic signs, and traffic striping.
3. All unnecessary sight obstructions and encroachments shall be removed.

Recommendation

It is recommended that the proposed ordinance be adopted.

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By James D. Hewicker
James D. Hewicker,
Assistant Director

RVH:JDH:sm



GRANT COMPANY OF CALIFORNIA

July 27, 1972

Honorable City Council
City of Newport Beach
City Hall
3300 Newport Blvd.
Newport Beach, California 92660

Att: City Clerk

Re: Police Enforcement of C.V.C. Tract 7852 (Newport Beach)

Gentlemen:

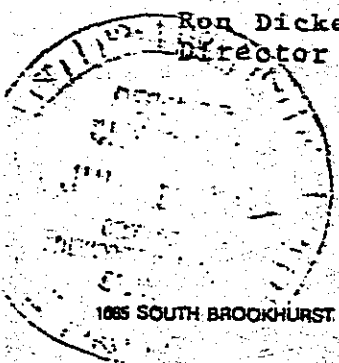
Pursuant to condition number 14 of Conditional Use Permit 1585 the Grant Company of California hereby requests enforcement of the California Vehicle Code on the private streets in Tract 7852. These private streets are designated by name on improvement plans for said tract as follows:

Intrepid Street
Goodwill Court
Wild Goose Court
Mojo Court
Kialoa Court
Gretel Court
Black Fin Court

We trust the condition has been fulfilled. For questions concerning the above please contact me at (714) 772-3861.

Sincerely,

Ron Dickerson
Director of Engineering



1085 SOUTH BROOKHURST STREET • P.O. BOX 2087 • ANAHEIM, CALIFORNIA 92807 • (714) 772-3861 • A. Subsidiary of Santa Anita Consolidated, Inc.

Date JUL 31 1972

COPIES SENT TO:

- ☐ Mayor
- ☒ Mayor's Office
- ☒ Attorney
- ☒ Public Works Director
- ☒ Finance Director
- ☒ Other *Chief of Police*
- ☐ Councilman *Light*

E-2

CITY OF NEWPORT BEACH -- DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: R. V. Hogan

FROM: J. D. Hewicker

SUBJECT: Use Permit No. 1585 - Banning Property -
Suggested Additional Conditions

28. That the street and drainage improvements shall be made as set forth in the letter from the Grant Company to the City of Newport Beach dated May 2, 1972.
29. That all prospective tenants and purchasers shall be informed by the applicant of the nature and anticipated duration of the existing oil production activity on the adjoining property. Said notice shall be made in a manner meeting the approval of the Director of Community Development.

SIGNATURE


J. D. Hewicker

May 8, 1972
DATE

JDH/kk

CITY OF NEWPORT BEACH

MINUTES

COUNCILMEN

MINNIS
KYMILA
ROGERS
KICKORFF
GROUL
DOSTAL
STOBE

ROLL CALL

May 8, 1972

INDEX

A report was presented from the Community Development Department.

A letter from Marguerite Whitford protesting the proposed rezoning was presented.

The following people spoke from the audience protesting the proposed rezoning: Tom Clark, Marguerite Whitford, Ida Gilmore and Sally Lyon.

The proposed ordinance was tabled.

Motion
Ayes

x
x x x x x x x

CONTINUED BUSINESS:

1. A report was presented from the Community Development Director regarding the Tentative Map of Tract No. 7789, creating one lot with a gross area of 0.398 acres for condominium development, Lots 7 and 9, portions of Lots 5, 11 and 13 of Block 231, Corona del Mar, located on the westerly side of Dahlia Avenue (vacated) northerly of Seaview Avenue, zoned R-3.

Tract
7789

Harvey Pease spoke from the audience and stated he was satisfied if the additional conditions recommended by staff were imposed.

Motion
Ayes

x
x x x x x x x

The Tentative Map of Tract 7789 was approved, subject to the conditions recommended by the Planning Commission and subject to the additional three conditions recommended by staff regarding the private access ways.

2. A report was presented from the Community Development Director regarding Use Permit Application No. 1585, requesting a residential development of 494 attached single-family dwellings on 37.1 acres of land, portion of Lots 1 and 2, Tract 463 (Banning property-Newport Crest), located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue, zoned R-3-B-2 and Unclassified.

Use
Permit
1585
(Newport
Crest)

A letter from the West Newport Beach Improvement Association expressing concern regarding the traffic impact of the Versailles and Newport Crest developments, especially as it relates to Superior Avenue which is a direct emergency route to Hoag Hospital, was presented.

ROLL CALL

May 8, 1972

INDEX

A letter from General Crude Oil Company stating that they do not object to the subdivision or land use permit known as Newport Crest, but propose that the new residents of the condominium units be made aware that the oil production activities on the adjacent property will continue to the year 1994, was presented.

A letter from Grant Company of California dated May 2 further defining conditions of Use Permit 1585 relating to Superior Avenue widening, a connecting loop street and offsite drainage, was presented.

The following letters were presented after the agenda was printed: Letter from F. F. McClatchie, lessee of property at 1519 Monrovia Avenue expressing no objection to the development if a temporary easement over his leased property is granted, and letter from Robert H. Grant Corporation stating that F. F. McClatchie has a five-year ground lease from Alexander Higuera.

Mike Johnson, President of the West Newport Improvement Association, spoke in approval of the revised conditions and urged that a high priority be placed on the widening of Superior Avenue. Allan Beek expressed approval of the Newport Crest development.

Motion

Ayes

x
x x x x x x x

Use Permit Application No. 1585 was approved, subject to the conditions recommended by the Planning Commission, as revised, and incorporating by reference as Condition No. 28 the letter dated May 2, 1972 from Grant Company of California.

3. A report was presented from the Public Works Director regarding the TOPICS Program.

TOPICS

Motion

Ayes

x
x x x x x x x

The following resolutions were adopted:

Resolution No. 7689 expressing intention to obligate 1971/72 and 1972/73 TOPICS apportionments.

R-7689

Resolution No. 7690 adding a program to the Master Agreement No. 47 - Local Agency TOPICS Improvements.

R-7690

CURRENT BUSINESS:

1. A report was presented from the City Manager regarding the West Jetty View Park.

West Jetty View Park

CITY OF NEWPORT BEACH

May 4, 1972

TO: City Council
FROM: Department of Community Development
SUBJECT: Use Permit Application No. 1585

Request to permit a residential development of 494 attached single-family dwellings on 37.31 acres of land.

LOCATION: Portion of Lots 1 and 2, Tract 463, located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue. (Banning Property)

ZONE: R-3-B-2 and Unclassified

APPLICANT: Robert H. Grant Corporation, Anaheim

OWNER: Same as applicant.

Background

At the City Council meeting of April 24, 1972, questions were raised regarding drainage, traffic circulation and the widening of Superior Avenue. In the interim period, the Staff has met with the developer who has submitted the attached letter in response to the Council's concern.

It is recommended that this letter be incorporated by reference to the list of twenty-seven conditions considered at the last meeting.

Respectfully submitted,

R. V. HOGAN, Director

By


JAMES D. HEWICKER,
Assistant Director

RVH/JDH/kk

Attachment: Letter from Grant Corporation - 5/2/72

CITY OF NEWPORT BEACH -- DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Dick Hogan
FROM: Jim Hewicker
SUBJECT: Use Permit Application No. 1585 - Banning Property

May 3, 1972

On Wednesday afternoon, May 3, I met with John Bates of the Grant Corporation to discuss setbacks for patios, decks and balconies; particularly as they pertain to the setbacks from a public street running through the project. At the conclusion of the meeting, it was agreed that Condition No. 25 should be amended to read as follows:

"That the applicant shall submit a plan showing areas designated for patio, deck and balcony construction and the relationship of these areas to adjoining rights-of-way and common areas. All patios, decks and balconies adjoining streets shall remain uncovered and shall observe a minimum setback of ten feet. Said areas may be fenced to the extent that the fence or rail does not exceed a height of three feet."

This condition should be brought to the attention of the City Council at their meeting on Monday evening, May 8. If they concur, they may make the change.


J. D. Hewicker

JDH/kk

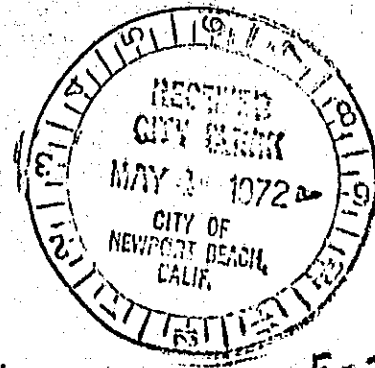
2 May 72



City of Newport Beach
City Hall
3300 Newport Boulevard
Newport Beach, California

Attention: The City Clerk

Re: Conditional Use Permit 1585
Newport Crest



Gentlemen:

For clarification of our proposed development and in response to City Council request for same, we submit the following:

F-2

1. Superior Avenue widening: We hereby agree to dedicate and improve to ultimate width and requirements, the west side of Superior Avenue, between the Monrovia Avenue alley and the State of California property, which lies adjacent to our development including the 3.5± acre R-4 parcel.
2. Connecting loop street: Shown on our site plan is a collector, which separates our development. Our site plan shows it beginning at Superior Avenue and terminating at the northern boundary line. We hereby agree to provide two travel lanes of temporary roadway, extending this street through to Monrovia Avenue to the North.
3. Offsite drainage: Past discussions with City of Newport Beach Staff indicate any continuous conduit extending from our site to Pacific Coast Highway is an improvement to the natural conditions which now exist. We propose an energy dissipater and any other appurtenances which may be required by the Director of Public Works and which will effectively reduce the amount of erosion and/or siltation, both offsite and onsite.

Our cooperation regarding downstream drainage may extend even beyond the above, contingent upon such factors as location, confluence and desilting measures.

We hope the above is of use to you in satisfying the City Council's request for further definition of these important conditions.

Thank you for your cooperation in this matter.

Very truly yours,

Warren Loman

Senior Vice President

City Manager

Community Development Department

Economic Impact - Use Permit No. 1586 -
Robert H. Grant Corporation (Banning Property)

	<u>UNITS</u>	<u>PRICE</u>	<u>TOTAL</u>
Plan 1	83	\$32,950	\$ 2,734,850
Plan 2	114	35,950	4,098,300
Plan 3	114	37,950	4,326,300
Plan 4	114	39,950	4,554,300
Plan 5	<u>69</u>	<u>42,950</u>	<u>2,963,550</u>
TOTALS	494		\$18,677,300

	<u>ACRES</u>	<u>MARKET VALUE</u>	<u>ASSESSED VALUE</u>	<u>REVENUE @ \$1.20/100</u>
Vacant	37.31	\$1,103,628	\$ 275,907	\$ 3,310.80
Developed	37.31	\$18,677,300	\$4,669,326	\$56,031.60

SIGNATURE

James D. Hewicker

May 1, 1972

DATE

JDH/kk

Attachments:

Market Analysis - Herbert L. Aist - 2/4/72

Letter - Newport Mesa Unified School District - 4/4/72

BOARD of DIRECTORS

PresidentMike Johnson
5112 River 642-3125
Vice PresidentPat Foster
127 - 35th 075-3927
TreasurerLance Abbott
6205 W. Ocean Front 645-2853
SecretaryDick Clucas
4403 Seashore 673-3782

Bruce Blackman
250 Prospect 646-1079
Tom Blandi
4109 Seashore 673-8088
Russ Griffith
6800 W. Ocean Front 642-1471
Les Reynolds
112 - 48th 675-1084
Hollis Wood
3901 Seashore 673-9266

*Not Elected
UP 1585*



WEST NEWPORT BEACH Improvement Association

NEWPORT BEACH, CALIFORNIA

April 28, 1972

Date MAY 2 1972

COPIES SENT TO:

- ☐ Mayor
- ☒ Manager
- ☐ Attorney
- ☐ Public Works Director
- ☒ Planning Director
- ☒ Other *Inf. Eng.*
- ☐ Councilmen *[Signature]*

Planning Commission
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California

Subject: Versailles and Newport Crest Traffic Impact

Gentlemen:

Our WNBIA wishes to express serious concern regarding the traffic impact of the captioned developments, especially as it relates to Superior Avenue, a direct emergency route to Hoag Hospital.

We believe the City should make the widening of Superior Avenue to four lanes a number one priority. The cost of expanding this vital West Newport traffic artery should be borne as much as possible by the developers and agreed to prior to the City granting the necessary building permits.

We recommend that the City make a rear traffic exit on 15th Street a condition of approval of the Newport Crest Tract as an additional effort to ease the Superior Avenue traffic burden.

In the future, the City should have a formal system to notify residents and their Associations of unusual developments which can have such a serious impact on our lives, as illustrated by Versailles and Newport Crest.

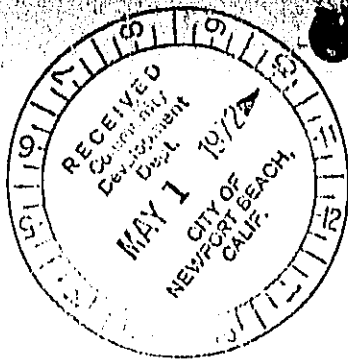
Sincerely,

[Signature]
M. C. Johnson
President



City Council

F-2



BEECO, LTD.
UCB BUILDING
1010 NORTH MAIN STREET
SANTA ANA, CALIFORNIA 92701
(714) 558-9333
April 27, 1972

Re: Tentative Tract 7852 -
Grant Corporation

City of Newport Beach
3300 West Newport Blvd.
Newport Beach, Calif. 92660

Attention: Mr. Richard V. Hogan, Director, Community Development Department
Gentlemen:

As you have been previously advised, we are in the process of selling certain land owned by this company to Grant Corporation, a portion of which comprises tentative tract 7852 as shown on attached sheet #3 of the tentative tract map being processed by the City of Newport Beach.

On nearby property, we have a lease dated September 22, 1958 with General Crude Oil Company and G. E. Kadane & Sons whereby they lease a 300' x 500' parcel for a term expiring November 15, 1994 and which is the present location of their office from which they administer not only their West Newport Beach oil lease but also other business of lessee. Under this lease, they have an easement from Superior Avenue across property owned by Beeco, Ltd. to subject office site for the purposes of ingress and egress to and from their office, and Lessor has the right to relocate and/or dedicate said easement.

Under the terms of Agreement dated April 7, 1970 between G. E. Kadane & Sons and Beeco, Ltd., it is provided that in the event of a subdivision which would eliminate part of such easement or roadway to and from Superior Avenue, that Beeco will relocate the road at its expense so that there will be a connection between the road pattern of the subdivision and the Kadane road system leading to the subject office area. In this way, General Crude Oil Company, the Kadanes, their employees, contractors, invitees or guests, may continue to have access to and from Superior Avenue to the subject office area.

While General Crude and Kadane are not at this time availing themselves of their rights of access across Beeco land to Superior Avenue, they may wish in the future to have Beeco connect their office access to the northerly end of the road shown on said sheet #3 of tentative tract 7852 or an extension of said road. General Crude and Kadane by their signature below join us in confirming the foregoing and also acknowledge the above change of their access easement, subject to dedication of said road to the City of Newport Beach.

HB:DD

We hereby confirm the foregoing.
GENERAL CRUDE OIL COMPANY
G. E. KADANE & SONS

By J. S. Roberts

Sincerely,

BEECO, LTD.

By Hancock Banning III

Hancock Banning III, President

CITY OF NEWPORT BEACH

MINUTES

COUNCILMEN

MEINIS
KIMLA
ROGERS
EYCKHOFF
CROUL
DOSTAL
STOE

April 24, 1972

INDEX

ROLL CALL

Motion
Ayes
Absent

x x x x x x
x

Corona del Mar located on the westerly side of Dahlia Avenue (vacated) northerly of Seaview Avenue, zoned R-3.

Harvey Pease, owner of the property directly across from the proposed development, expressed concern over the drainage facilities and traffic problems in the area and requested a continuance of the matter.

Robert Bein, representing the developer was not in favor of a continuance.

The matter was continued to May 8, 1972.

2. A report was presented from the Community Development Department regarding Tentative Map of Tract 7788, subdividing 19.6 acres into 78 lots for single-family attached residential development, four lots to be developed as landscape areas and seven lots to be developed as private streets. Portion of Block 92 of Irvine's Subdivision, located northerly of San Joaquin Hills Road and easterly of Jamboree Road in "Big Canyon," P-C Zone.

Tract
7788

Motion
Ayes
Absent

x x x x x x
x

The Tentative Map of Tract 7788 was approved, subject to the conditions recommended by the Planning Commission.

3. A report was presented from the Community Development Department regarding Use Permit Application No. 1585, requesting a residential development of 494 attached single-family dwellings on 37.1 acres of land. Portion of Lots 1 and 2, Tract 463, located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue, zoned R-3-B-2 and Unclassified.

Use
Permit
1585

The City Clerk stated that a letter had been received from the State Department of Public Works requesting the Council to delay consideration of subject Use Permit until the California Highway Commission reviews the proposed acquisition of right-of-way involving the Route 55 and Route 1 connection.

Charles Dreyer, Vice President of Grant Corporation, Ron Dickerson, Director of Engineering for the Grant Corporation and Richard Dorman, landscape architect for the Grant Corporation, presented preliminary

CITY OF NEWPORT BEACH

MINUTES

COUNCILMEN

MCINNIS
 KYMLA
 ROGERS
 KYLE
 CROUL
 DOSTAL
 STOEBE

ROLL CALL

April 24, 1972

INDEX

sketches and slides of the proposed development. Alexano Golanda and John Gilganon, adjacent property owners, spoke in opposition to the proposed development. Don Beckley, a resident of Newport Shores, expressed concern about drainage and traffic in the area. Mike Johnson, Lido Sands resident and President of the West Newport Beach Association, suggested 15th Street as a back access to the property and urged that number one priority be put on the Superior Avenue widening.

Motion
 Ayes
 Absent

x
 x x x x x x
 x

The matter was continued to May 8, 1972 for the staff and developer to come back with more defined conditions.

4. A report was presented from the Public Works Director regarding a letter from Jerry L. Cobb requesting the vacation of 15' of West Ocean Front adjacent to Lot 3, Block C, Seashore Colony Tract (6304 West Ocean Front) in return for the granting to the City of the northerly 15' of his lot for alley purposes.

Ocean
 Front
 Vacation

Jerry Cobb, owner of the property, was present to answer any questions.

Harvey Pease expressed concern over the exchange of the property.

Motion
 Ayes
 Absent

x
 x x x x x x
 x

The following resolutions were adopted:

Resolution No. 7679 adopting a map showing a portion of a certain street known as West Ocean Front which is proposed to be vacated, closed up and abandoned.

R-7679

Resolution No. 7680 declaring intention to order the vacation, closing up and abandonment of a portion of a certain street known as West Ocean Front; and setting a public hearing for May 22, 1972.

R-7680

5. A letter from Mr. R. E. Griffith requesting permission to construct a 22' wide curb cut on Apolena Avenue N. Bay for 1011 North Bay Front, Balboa Island, was presented with a report from the Public Works Director

Curb Cut/
 N. Bay
 Front

Mr. Griffith was present to answer any questions.

Motion
 Ayes
 Absent

x
 x x x x x x
 x

Subject curb cut was approved.

Council Meeting Date April 24, 1972

Council Agenda Number _____

CITY OF NEWPORT BEACH

April 19, 1972

TO: City Council

FROM: Department of Community Development

SUBJECT: Use Permit Application No. 1585
Request to permit a residential development
494 attached single family dwellings on 37.1
acres of land.

LOCATION: Portion of Lots 1 and 2, Tract 463, located
on the westerly side of Superior Avenue,
north of Pacific Coast Highway and at the
southerly end of Monrovia Avenue.

ZONE: R-S-B-2 and Unclassified

APPLICANT: Robert H. Grant Corp., Anaheim

OWNER: Same as applicant.

Recommendation

At its meeting of April 6, 1972, the Planning Commission unanimously recommended approval of Use Permit Application No. 1585 for a residential development of 494 attached single family dwellings on 37.1 acres of land, subject to the 27 conditions of approval as indicated in the attached excerpt of the Planning Commission Minutes of April 6, 1972. This item is being referred to the City Council since Condition No. 1 states that "action of the Planning Commission shall constitute a recommendation and final determination of this application shall be decided by the City Council".

Respectfully submitted,

R. V. HOGAN, Director

By William R. Laycock
WILLIAM R. LAYCOCK
Zoning Administrator

RVH:WRL:hh

Attachments: Excerpt of Planning Commission Minutes April 6, 1972
(To Council Members Only)
Staff Report dated April 4, 1972 with attachments

Note: Plans will be on display in Council Chambers.

DEPARTMENT OF PUBLIC WORKS

1120 N STREET
SACRAMENTO, CALIFORNIA 95814

April 21, 1972

The Honorable Mayor and
Members of the City Council
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92660

Attention: Mr. Robert Wynn
City Manager

Gentlemen:

The State of California is planning construction of Route 55 to connect with existing Route 1 in the City of Newport Beach. This proposed construction has been discussed with your City Planning staff and does not include construction of the Route 1 freeway or Route 1/Route 55 Interchange. The connection proposed will affect property owned by BEECO Inc. We understand the owner of the BEECO property has applied for a use permit for a major development which will include the proposed right of way area.

It is our further understanding that the Planning Commission has approved a use permit contingent upon the approval of the City Council and an amendment to the Master Streets and Highways Plan for this area.

Since substantial development is imminent and later acquisition would cause loss to both state and local taxpayers, we are proposing acquisition of the needed right of way at this time. Acquisitions of this protective nature require specific approval of the California Highway Commission and we are in the process of preparing the necessary request, to be submitted at the May 18-19 meeting of the Commission.

We respectfully request that you delay consideration of the use permit until the Highway Commission has reviewed the proposed acquisition, under our protection acquisition program.

Your cooperation in delaying consideration of the use permit can result in substantial savings to the people of California, and

Date APR 24 1972

COPIES SENT TO:

☒ Mayor
☒ Manager
☒ Attorney
☒ Public Works Director
☒ Planning Director
☐ Other

☒ Councilman *ack**SMC*

G-3

Page Two
April 21, 1972


at the same time permit the developer to proceed with modification of his plans to reflect the State's acquisition for the Route 55 facility.

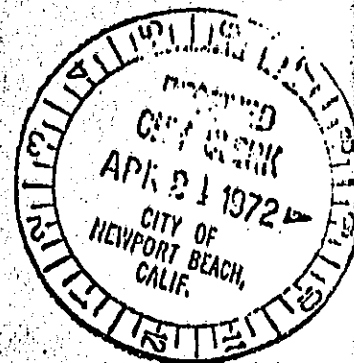
It will be appreciated if you can advise us of your action on this request.

Sincerely,

JAMES A. MOE
Director of Public Works

By


HOWARD C. ULLRICH
Chief Deputy Director



GENERAL CRUDE OIL COMPANY

Home Office

BANK OF THE SOUTHWEST BUILDING
P.O. BOX 3262
HOUSTON, TEXAS
77001
TEL. 713 224-9261

APR 19 1972

*Not Sent
UP 1535*

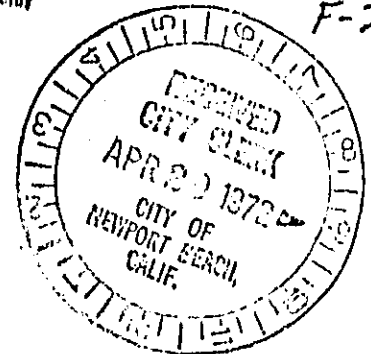
Date
COPIES SENT TO: California District Office
☒ Mayor L. DRAPER, MGR. OF OPERATIONS
☒ Manager P. O. BOX 1487
☒ Attorney NEWPORT BEACH, CALIFORNIA
92660
TEL. 714 842-3350

April 19, 1972

☒ Public Works Director
☒ Planning Director
☐ Other
☐ Councilmen
Sim

City Council
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California 92660

Re: Proposed Robert H. Grant Subdivision
Located on Beeco Ltd. Property
West Newport Beach, California



Gentlemen:

This communication is being addressed to the Newport Beach City Council so that the City of Newport Beach will be officially informed regarding the zoning and use of the adjacent property in County territory west and north of the proposed Robert H. Grant Subdivision. It is not a protest against the subdivision or the land use permit sought by the Robert H. Grant Corporation. In fact, the subdivision may be beneficial to the West Newport Beach area.

The adjacent property has an active oil production operation under a lease agreement between General Crude Oil Company - G. E. Kadane & Sons as lessees and the Banning interests as lessors, which has a term starting in November, 1944 and ending in November, 1994. All surface oil producing operations are located in County territory and are licensed by the Orange County Building and Safety Department under the "O" zone oil code ordinance. Remaining oil reserves, together with several million dollars invested in the successful secondary oil recovery operation presently being employed on the property, justify the present use of the property during the remaining term of the lease, that is, until 1994.

Producing operations are continuous twenty-four hours per day, seven days a week, utilizing heavy industrial oil production equipment, such as pumping units, large air compressors, gas and oil treating facilities, oil storage facilities, trucks and mobile well servicing and drilling equipment with tall masts.

The oil operator has endeavored to minimize the effect of the use of this equipment on adjoining properties, and will continue to do so. Planting of trees and shrubs to screen

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City of Newport Beach
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individual well operations has been initiated. In fact, Robert H. Grant Corporation and General Crude Oil Company are now discussing additional planting that should screen some of the producing wells from prospective residents of the subdivision.

If past experience can be used as a guide, it may be that enthusiastic sales personnel may be inclined to indicate to prospective purchasers of condominium units within the proposed subdivision that the future life of the adjacent oil lease may be relatively short in terms of duration of time. After the sales are complete these purchasers will learn that such is not the case. In addition, other purchasers will not even learn of the presence of the oil lease until after they have completed their purchases and moved into their condominium unit. At this point the residents of the units may complain to the City about the presence of the adjacent oil operations. The City thus will be placed in the middle between the condominium unit owner and the oil lease operator. From both the oil lease operator's point of view and also, we believe, from that of the City, it would be most desirable for both parties to be able to tell the condominium unit owner that he was advised of the presence of the oil operation and the nature and expected duration of such operations before he purchased his unit. We believe that the subdivider should be required to inform the prospective purchaser of the facts concerning the nature and duration of oil operations on the adjacent property prior to the purchase of units, so as to eliminate as many unwarranted complaints as may be possible.

In connection with the above, the oil operator understands that with increased urbanization of the area it will be necessary for the oil operator to meet increasingly stringent standards for noise, air and visual pollution, and the operator is committed to make such adjustments as are necessary to meet these standards. In this connection, although the oil operations are located within the County territory, the oil operator is attempting to keep apprised of the aims of the citizens of Newport Beach and their desire to maintain and improve the present standards of their community. We hope that the City Council will assist us in making the new residents of Newport Beach who occupy the condominium units proposed to

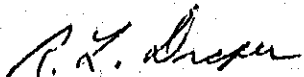
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to be built adjacent to our operations cognizant not only of the nature and expected duration of our operations, but also our dedication to improved community relationships.

Yours very truly,

GENERAL CRUDE OIL COMPANY
California District Office



R. L. Draper
Manager of Operations

JSG/ba

cc: Beeco, Ltd.
Robert H. Grant Corporation

CITY OF NEWPORT BEACH

April 13, 1972

TO: Planning Commission
FROM: Department of Community Development
SUBJECT: Tentative Map Tract 7817
Request to subdivide 37.3 acres into 2 lots for development as condominiums.

LOCATION: Portion of Lots 1 and 2, Tract 463, located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue.

ZONE: R-3-B-2 and Unclassified

APPLICANT: Robert H. Grant Corp., Anaheim

ENGINEER: V.T.N., Irvine

OWNER: Beeco Ltd., Santa Ana

Application

This application requests approval of a tentative map creating two lots for residential condominium development. Planning Commission procedures are outlined in Chapter 19.12 of the Newport Beach Municipal Code.

Background

This map is filed pursuant to the conditions of approval of Use Permit No. 1585 approved by the Planning Commission on April 6, 1972. A copy of the conditions is attached.

Analysis and Recommendation

The site contains a total of 37.3 acres. Lot No. 1 is approximately 11.3 acres in size and Lot No. 2 contains approximately 23.4 acres. The site will be developed in accordance with the Use Permit which allows a maximum of 494 attached single family residences arranged in clusters with related parking, recreation and open space areas.

Approval of the tentative map is recommended subject to the following conditions:

1. That all conditions of approval of Use Permit No. 1585 be fulfilled.
2. That all public improvements be constructed as required by ordinance and the Public Works Department.
3. That an additional 20 feet of right-of-way be dedicated along Superior Avenue; and that all improvements be constructed, with the new pavement extending out to join the existing pavement.
4. That all vehicular access rights to Superior Avenue, except at the intersection of "A" Street, be dedicated to the City.

T0: Planning Commission - 2.

5. That Section 19.16.030 of the Subdivision Ordinance regarding map scale be waived provided maps drawn accurately to a scale of 1" = 100' are furnished to the Public Works Department.
6. That the boundary of the final tract map be checked by the County Surveyor before being submitted to the City for approval.
7. That easements be a minimum of 10 feet wide, with greater widths provided where required by the Public Works Department.
8. That off-site easements for sewer and storm drainage facilities be a minimum of 15 feet wide; and that the easements be graded and provided with a surface treatment which will permit accessibility of maintenance vehicles under all weather conditions.
9. That all grading be in accordance with grading plans and reports approved by the Public Works Director and a qualified Soils Engineer. Upon completion of the grading, the Civil Engineer and the Soils Engineer shall certify that the grading has been completed according to the plans and the requirements of the grading ordinance. Permanent reproducible copies of the "as-built" grading plans on standard size sheets shall be furnished to the Public Works Department.

In developing the grading plan, special attention shall be directed to an interim protection plan to prevent erosion and siltation problems prior to completion of the grading work. It is imperative that the grading operations for this development do not create conditions that will adversely affect the quality of the receiving waters.
10. That the interior private street system conform to the City's private street policy, except for minor modifications which may be approved by the Public Works Department; that the structural and final geometric design be approved by the Public Works Department; and that the construction of the private street improvements be inspected by the Public Works Department and the standard plan check and inspection fees be paid.
11. That the subdivider be responsible for constructing the off-site sewer and storm drainage facilities required for the tract; and that any work affecting the facilities of the Orange County Sanitation Districts or State Division of Highways be accomplished in accordance with permits obtained from each respective agency.


William R. Laycock
Zoning Administrator

WRL:hh

Attachments: Conditions of Approval Use Permit No. 1585
Vicinity Map

Enclosure: Tentative Map Tract 7817

Item No. 7

Keep this Set

John Grant
The Grant Co.
644-4001

Gail P. Grant - Public Works
E. Kuze - Zone Check
CITY OF NEWPORT BEACH

COMMISSIONERS

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April 6, 1972

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5. That Section 19.20.110 of the Subdivision Ordinance requiring that lots abut on a street be waived provided that adequate access for ingress and egress be established to the satisfaction of the Public Works Department and the City Attorney.
6. That the existing public water distribution and sewage collection systems be extended as necessary to serve this tract.
7. That easements for water, sewer, or other public utilities be dedicated as necessary and that such easements have a minimum width of ten feet with greater widths provided where required by the Public Works Department.
8. That a ten foot radius corner cut-off of the intersection of the 14 foot private access easements be provided.
9. That the existing off-site storm drainage system be reconstructed as necessary to handle the increased runoff created by this development.
10. That the surfaces of the access easements for ingress and egress be improved in accordance with the City's standards for public streets and alleys, except as may be modified by the Public Works Department.

Request to permit a residential development of 494 attached single family dwellings on 37.1 acres of land.

Location: Portions of Lots 1 and 2, Tract 463, located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue.

Zone: R-3-B-2 and Unclassified

Applicant: Robert H. Grant Corp., Anaheim

Owner: Same as applicant

Item #2

USE
PERMIT
NO. 1585

APPROVED
CONDI-
TIONAL

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CREST

COMMISSIONERS

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RL - CALL

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Planning Commission discussed continuing this matter due to the fact that a large amount of material had been presented at the beginning of the public hearing and they did not feel there was a sufficient amount of time to adequately review same. Applicant requested that in lieu of a continuance, the material be withdrawn. Planning Commission granted the request and continued their discussion.

City Engineer Nolan requested that Condition No. 9 as recommended in the staff report be deleted.

Assistant Community Development Director Hewicker reviewed the staff report with the Planning Commission and answered questions pertaining to parking, traffic circulation, City's Master Plan of Streets, and the project in general. Community Development Director Hogan replied to Commissioner Glass' question relative to the extension of the Newport Freeway and its affect on the project.

Planning Commission discussed the matter of sign regulations to cover the entire project due to the fact that part of the property is zoned R-3 and part of it is unclassified.

Charles Dreyer, Vice President of the Grant Corporation, 500 Newport Center Drive, Newport Beach, appeared before the Planning Commission and stated that they were in agreement with the staff report and recommended conditions. He introduced Richard Dorman, Landscape Architect, 8899 Beverly Boulevard, Los Angeles, who projected several slides of the project on the screen and reviewed same with the Commission.

Ron Dickerson, Director of Engineering for the Grant Corporation appeared before the Planning Commission and answered questions pertaining to drainage of the project.

Allan Beek, 28 Beacon Bay, appeared before the Planning Commission and stated his approval of the proposed project.

Following discussion, Planning Commission approved Use Permit No. 1585 subject to the following conditions:

Motion
Second
All Ayes

X

X

COMMISSIONERS

CITY OF NEWPORT BEACH

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1. That action of the Planning Commission shall constitute a recommendation and final determination of this application shall be decided by the City Council.
2. That a subdivision be filed, and all improvements constructed as required in conjunction with the subdivision.
3. That water and sewer service be provided by the City of Newport Beach.
4. That the exercise of this Use Permit shall be held in abeyance pending resolution of provisions related to off-site storm drainage and sanitary sewer facilities.
5. That water system facilities conform with the requirements established in the West Newport Water System Master Plan study currently under preparation; and that water acreage or connection fees be paid if such are required as a result of the study.
6. That Superior Avenue be widened to its Master Plan width.
7. That provision be made for right-of-way dedication and Developer's share of the improvements of the proposed extension of Balboa Boulevard adjacent to the westerly side of the property being developed.
8. That there be no interference with continued use of the existing vehicular way along the northeasterly boundary of the property unless and until it is established that the rights of others in such use either do not exist or are terminated.
9. That all signs shall conform to the standards of the R-3 District on the entire project.
10. That the proposed local public street be provided with a cul-de-sac pending its ultimate intersection with the westerly extension of 15th Street.
11. That the proposed public street shall be improved to a cross section of sixty-two feet with a distance of forty-four feet between curb faces. That a sidewalk six

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feet in width shall be installed on the easterly side of the right-of-way and that westerly twelve feet shall be improved for pedestrian and bicycle use in a manner meeting the approval of the Director of Parks, Beaches and Recreation and the City Engineer.

12. That the exercise of this use permit shall be held in abeyance pending resolution of the conflict between the proposed development and the east-west secondary street northerly of Coast Highway as shown on the Master Plan of Streets and Highways. Prior to amending the Master Plan of Streets and Highways, concurrence with the amendment shall be received by letter from Beeco Ltd. and the Orange County Road Department.
13. That the proposed private street system conform with the requirements of the City's private street policy.
14. That the applicant shall submit a formal request to the City Council for police enforcement of the California Vehicle Code on the private street system.
15. That the access points designated for fire and emergency vehicles shall be signed, designed and improved in a manner meeting the approval of the Fire Chief and the Director of Community Development.
16. That detailed plans showing provisions for pedestrian circulation and street and area lighting shall be reviewed and approved by the City Engineer, Police Chief and Director of Community Development. *interior*
17. That detailed landscaping plans, including a watering system and schedule for installation, shall be prepared by a landscape architect and shall be subject to approval by the Director of Community Development. Said landscaping may consist of lawn, trees, shrubbery and other plant materials. The landscaping and watering system shall be installed in accordance with the approved plan and shall be properly maintained. In the event installation of landscaping is not completed on schedule, the City of Newport

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Heather
Martin

Redesign
courts to
meet this
requirement
140 units

70 bay spaces
70 driveway
spaces

- Beach may require a reasonable guarantee for completion of said landscaping.
18. That the design and improvement of all recreation areas shall be subject to the review and approval of the Director of Parks, Beaches and Recreation.
 19. That the types and locations of street trees shall be installed and maintained in compliance with a plan approved by the Director of Parks, Beaches and Recreation, and that the inspection fee be paid.
 20. That a minimum of one parking space per dwelling unit shall be provided for visitors and guests. A minimum of fifty percent of the required guest parking shall be provided within parking bays. The remaining required guest parking shall be provided in private driveways on site, provided that no more than one space per driveway may be counted toward fulfilling this requirement.
 21. That all parking spaces shall conform to City standards. All driveways and off-street parking areas shall be paved and delineated by varying the color, texture or type of paving material.
 22. That a minimum distance of five feet shall be maintained between the garage and the back of sidewalk or right-of-way line, whichever is greater. However, if the garage is set back a distance exceeding the allowed five feet, a minimum setback of twenty feet shall be maintained. All garages observing the five foot setback shall be equipped with automatic garage door openers.
 23. That a building setback of not less than fifteen feet, measured from the right-of-way line, be established from public streets.
 24. That building setbacks, measured from the right-of-way line, be established from private streets as follows:

Front Yard - 5 ft.
Rear Yard - 10 ft.
Side Yard - 10 ft.

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COMMISSIONERS

CITY OF NEWPORT BEACH

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ROLL CALL

Adkinson
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Hawthorne
Heath
Martin

25. That the applicant shall submit a plan showing areas designated for patio construction and the relationship of these areas to adjoining rights-of-way and common areas. All patios adjoining streets shall remain uncovered and shall observe the setbacks specified for the main building. Patios may be fenced to the extent that said fence does not exceed a height of three feet.
26. That all trash shall be stored and shielded from view within a building or within an area enclosed by a wall not less than six feet in height. Arrangements for trash collection service shall be the responsibility of the applicant. *Not appli.*
27. That there shall be submitted a declaration of covenants, conditions and restrictions setting forth an enforceable method of ensuring the installation and continued maintenance of the landscaping, lighting, walls, walks, and physical features such as buildings, parking areas and trash storage areas acceptable to the Director of Community Development and, in respect to legal enforceability, the City Attorney.

Request to subdivide 19.6 acres into 78 lots for residential development, 4 lots to be developed as landscape areas, and 7 lots to be developed as private streets.

Location: Portion of Block 92 of Irvine's Subdivision, located northerly of San Joaquin Hills Road and easterly of Jamboree Road in "Big Canyon".

Zone: P-C

Applicant: Deane Development Company, Newport Beach

Engineer: V.T.N., Irvine

Owner: The Irvine Company, Newport Beach

City Engineer Nolan stated that all reference to street lighting should be deleted in Condition No. 19 of the staff report.

Item #3

TENTATIVE
MAP
TRACT
7788

APPROVED
CONDITIONALLY



PRESENTATION TO _____
THE CITY OF NEWPORT BEACH PLANNING COMMISSION

APRIL 6, 1972

HEARING ON USE PERMIT APPLICATION NUMBER 1585

I. Introduction of myself: Name, Title, Address.

A. Others in Attendance:

1. Richard L. Owen, Executive Vice-President, Grant Corporation
2. Warren Toman, Senior Vice-President, Grant Corporation
3. John Bates, Architect, Grant Corporation
4. Ron Dickerson, Director of Engineering, Grant Corporation
5. Richard Dorman, FAIA, Los Angeles
6. Martin Wallen, Director of Traffic Engineering, V.T.N., Newport Beach

II. Speaking to the Planning Commission of the City of Newport regarding the issuance of a Use Permit to the Robert H. Grant Corporation, allowing the construction of 494 attached single family homes in the planned unit development known as Newport Crest.

III. History of Grant Corporation:

- A. 20 Years in Orange County
- B. Developments in Hawaii, Nevada, Arizona and California
- C. Built 6,000 plus homes in Orange County
- D. Leader in Planned Unit Developments:

1. Tustin Meadows: 915 Homes in Tustin
2. Culverdale: 460 Homes in Irvine Ranch
3. Villa Palma: 98 Homes in La Palma
4. Bradford Place - Stanton: 496 Homes

FILE

III. History of Grant Corporation (Continued)

D. Leader in Planned Unit Developments: (Continued)

5. Bradford Place - Santa Ana: 650 Homes

6. Anaheim Hills: 4,200 acres planned unit development, Anaheim.

IV. Planned Unit Developments in Southern California:

A. Southern California is the Leader quotes Walter Richardson, Costa Mesa

B. Good P.U.D. quotes 7 items

C. 22% of all building

D. NO Failures

E. The Concept:

1. Urban Land Institute

2. Townhouse Democracy

3. U.S. News and World Report

V. Grant Corporation a leader in P.U.D. Development:

A. G.E. Award --- Builder of the Month, December 1971.

B. Numerous Magazine Articles

C. Los Angeles Times --- Dick Turpin

D. Southern California Edison Award for Environmental Planning.

VI. History of Property:

A. Banning Property

B. 37.31 Acres. Presently zoned R-3-B-2 and Classified.

C. See Characteristics of the proposed development in staff report.

D. See attached Floor Plan Criteria

VII. What We Propose:

A. Slide Presentation

1. Comments by Richard Dorman, Ron Dickerson, and John Bates

VIII. Review:

- A. Grant Corporation Deep Commitment to Orange County.
- B. Planned Unit Developments.
- C. History of Property.
- D. What We Propose.

Ladies and Gentlemen:

Our Market Research by Mr. Herbert L. Aist and Site Evaluation Studies, combined with our desire to create the FINEST example of attached single family homes in Orange County has led the Robert H. Grant Corporation to the purchase and proposed development of this property.

We respectfully request that you approve our Use Permit Application Number 1585.

Attachments:

1. Outlook, L.A. Times
2. Condominiums Appeal to Californians, Santa Ana Register
3. Townhouse Democracy, L.A. Times
4. U.S. News and World Report
5. L.A. Times, Dick Turpin, Real Estate Editor
6. Richard Dorman, FAIA, Resume
7. Herbert L. Aist, Resume
8. Herbert L. Aist and Associates, Marketability Report
9. Division of Highways Letter to James L. Mc Carthy, V.T.N.
10. Newport-Mesa Unified School District Letter
11. Memo from Martin Wallen, V.T.N.
12. Beeco Letter to City of Newport Beach
13. V.T.N. Letter to City of Newport Beach, Regarding Traffic Flow
14. Floor Plan Criteria

CITY OF NEWPORT BEACH

April 4, 1972

TO: Planning Commission
 FROM: Department of Community Development
 SUBJECT: Use Permit Application No. 1585

Request to permit a residential development of 494 attached single family dwellings on 37.31 acres of land.

LOCATION: Portion of Lots 1 and 2, Tract 463, located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue.

ZONE: R-3-B-2 and Unclassified

APPLICANT: Robert H. Grant Corp., Anaheim

OWNER: Same as applicant

Application:

This application requests approval of a 494 unit residential development of 37.31 acres of land presently zoned R-3-B-2 and Unclassified. Pursuant to Section 20.36.050 of the Newport Beach Municipal Code residential uses in the R-3-B-2 District are premitted at a density not to exceed one dwelling unit for each 2,000 sq.ft. of building site area. Section 20.34.020 provides that all uses not otherwise prohibited by law shall be permitted in the "U" District subject to the securing of a Use Permit. Inasmuch as it is the intent of the developer and the desire of the staff to create a unified residential development covering the entire property the Use Permit applied hereto is intended to encompass the entire project.

Characteristics of the Proposed Development

The project is generally divided into nineteen residential clusters which share common recreation facilities and are interconnected by a system of pedestrian and vehicular rights-of-way.

Land Area (gross)	1,625,300 sq.ft.
Public and Private Streets	426,500 sq.ft.
Net Land Area	1,198,800 sq.ft.
Building Coverage	527,500 sq.ft.
Ratio (Building Coverage + Net Land Area)	44.0%
Permitted Ratio (R-3-B-2)	60.0%
Number of Units	494
Land Area per Dwelling Unit	2,427 sq.ft.
Minimum Permitted Land Area per Dwelling Unit (R-3-B-2)	2,000 sq.ft.
Parking Spaces Provided	
Individual Garages	988
Driveways and Bays	437
On Streets	108
Total	1,533
Parking Spaces Required	988

Characteristics of the Proposed Development - Continued

Height of Buildings	34 feet (±)
Size of Units	1,250 sq.ft. to 2,000 sq.ft.
Number of Bedrooms	2 - 198
	3 - 227
	4 - 69
<u>Street Widths:</u>	
Public Street	60 feet
Private Loop Streets	36 feet
Private Cul-de-sacs	28 feet

Subject Property and Surrounding Land Use

The area proposed for development is situated on a gradual incline which falls from an elevation of approximately 101 feet near Monrovia Avenue to an elevation of 44 feet at the toe of the slope along the southwesterly boundary of the site. The property is presently vacant.

Surrounding land uses and zone classifications are as follows:

North	City	R-3-B-2	Undeveloped
West	County	R-4, C-1(o)	Oil Producing
Southwest	City	Unclassified	State Right-of-Way
South	City	R-4-UL	Undeveloped
		P-C	Versailles on the Bluff
East	City	R-4-UL	Undeveloped
	County	R-3, R-4	Scattered Residential
			Uses and Vacant Parcels

Superior Avenue, which borders the site on the south, is presently classified as a Primary Highway on the City's Master Street and Highway Plan and will be widened an additional 20 feet to provide a four-lane divided highway.

Comment and Analysis

DENSITY - The density of this project is 13.2 dwelling units per gross acre which is approximately one-third the density of Versailles development adjoining to the south and one-fourth the density permitted on the R-4 site adjoining to the south and east. The density of this project represents a reduction of approximately 33% from that permitted under the existing R-3-B-2 zoning which was established in June 1964 to conform with Amendment No. 9 to the Master Land Use Plan which was adopted six months earlier.

SETBACKS - Setbacks for the area classified R-3-B-2 are specified under Section 20.36.020 of the Newport Beach Municipal Code as follows:

Front Yard	15 feet
Rear Yard	10 feet
Side Yard	10 feet

The setbacks dimensioned on the plot plan either comply with or exceed these minimum standards.

Setbacks for the unclassified area lying on the southwesterly side of "A" Street are determined thru the Use Permit procedure and are illustrated on the plot plan as follows:

Superior Avenue	15 - 37 feet
"H" Street	15 feet
South P/L	10 - 20 feet
West P/L	12 - 18 feet
North P/L	10 - 12 feet

TO: Planning Commission - 3.

Setbacks from the private streets are not dimensioned but scale the following approximate distances:

Front Yard	5 - 20 feet
Rear Yard	10 - 25 feet
Side Yard	2 - 12 feet

UTILITIES - Both water and sewer service will be provided by the City of Newport Beach. Facilities for sewer and storm drainage have not been designed. However, alternatives exist to bring the sewer down to the County Sanitation District trunk in Coast Highway along the proposed alignment of Balboa Boulevard extended or across lands owned by the State lying between the Coast Highway and the subject property.

CIRCULATION - The City's Master Street and Highway Plan presently contains three highways which are affected by the development of the subject property -

1. Superior Avenue, a four lane divided primary adjoining to the south;
2. The northerly extension of Balboa Boulevard, a four lane divided primary adjoining to the west; and
3. A proposed four lane undivided secondary highway which would extend from Superior Avenue in a westerly direction to Balboa Boulevard extended.

The plan as submitted reflects the required widening for Superior Avenue and the westerly boundary of the project has been drawn to allow for the proposed extension of Balboa Boulevard. However, no provision has been made for the secondary highway which is intended to connect the two streets together. In its place the applicant has proposed that 15th Street be extended from Monrovia Street thru the Bond Publishing site westerly to connect with the northerly extension of Balboa Avenue. Inasmuch as the extension of 15th Street will sever the Bond Publishing Building from a portion of its adjoining parking facilities, Beeco Ltd., by letter dated March 24, 1972 has indicated their willingness to accommodate additional parking on property adjoining to the west. It should also be noted that the extension of 15th Street would pass a distance of approximately 200 to 400 feet north of the subject property and thereby create a parcel on either side of the proposed local street which will require development independent of this project at a later date. In view of the changes to the Master Street and Highway Plan contemplated by the proposed development and the need to establish the general alignment and location of the streets and highways which will ultimately border this project, it is recommended that public hearings on the required amendments precede the issuance of any building permits.

Internal circulation within the development is planned via a public and private street system. Initial access to the project is provided via a public street 60 feet in width which will ultimately connect with the westerly extension of 15th Street. As indicated on the Preliminary Grading Plan this street will be designed with a sidewalk and parkway section of twelve feet so as to accommodate both pedestrian and bicycle circulation. The private streets within the development are 23 and 36 feet in width, the latter designed to accommodate parking on one side only.

City Council policy provides that "the Planning Commission shall consider the recommendations of the Police Department in all tenta-

Item No. 2.

tive map or use permit proceedings where a private street system is proposed". The report from the Police Department indicates that "the large use of private streets will make the area difficult to keep clear for emergency vehicles. Unenforceable private streets are a problem to the inhabitants of an area as well as the Police Department". To supplement the normal street ingress and egress to each cluster, three additional access points have been established for fire and emergency vehicles as indicated on the plot plan. City Council policy L-4 sets forth the conditions whereby consideration will be given for police enforcement of the California Vehicle Code on private street systems. The staff recommends adherence to this policy, a copy is attached.

PARKING - A total of 988 required on site parking stalls for residents are being provided in the form of two spaces per dwelling within an enclosed garage. In addition, 439 spaces for visitors and guests are proposed to be located either in parking bays or driveway aprons. A minimum of 108 spaces are accommodated on street. It is the feeling of the staff that a minimum of one space per unit (494) for visitors and guests should be provided in bays or on private driveways and that on street parking should not be counted toward fulfilling this requirement.

POPULATION CHARACTERISTICS - The market report prepared for the client indicates that the type of project and the densities proposed for the subject property are more conducive to an adult housing market rather than to families with young children. The report further recommends that the project should include a model which would adopt itself to families with teenage children. Other than a general reference to the high percentage of one person (24.4%) and two-person (35.8%) families in Newport Beach no specific information as to anticipated family size or age group has been provided. Receipt of this information has been promised prior to the public hearing. Pending receipt of this data the impact that this project will have in terms of total population, schools and recreation facilities cannot be evaluated.

SCHOOLS - Copies of this application were furnished to the Newport Mesa Unified School District on February 28, 1972. To date no response to our request for review of the plans has been forthcoming.

RECREATION AND OPEN SPACE - Recreation facilities and open space within the project are divided into three categories:

1. An active recreation area of 28,200 square feet containing two tennis courts, a sand volley ball court, a swimming pool, cabana and open turf,
2. Semi-active and passive recreation areas within each cluster which contain a total of 41,200 square feet and provide facilities such as putting greens, shuffle board courts, conversation areas and etc., and
3. Connecting green belts with meandering walks, benches, turf and landscaping contain an additional area of 261,400 square feet exclusive of adjoining patios.

Combined, all recreation and landscaped space areas within the project contain a total of 7.6 acres.

This project was presented to the Parks, Beaches and Recreation Commission on Tuesday evening April 4, 1972. The staff will present their finding at the time of the hearing.

TO:

Planning Commission - 5.

Recommendation

It is the feeling of the staff that this project is generally well designed and planned in such a manner as to produce an environment which is in keeping with its surrounding neighborhood.

Pending receipt and evaluation of the requested population data the staff is prepared to recommend the approval of Use Permit No. 1585 subject to the following conditions:

1. That action of the Planning Commission shall constitute a recommendation and final determination of this application shall be decided by the City Council.
2. That a subdivision be filed, and all improvements constructed as required in conjunction with the subdivision.
3. That water and sewer service be provided by the City of Newport Beach.
4. That the exercise of this Use Permit shall be held in abeyance pending resolution of provisions related to off-site storm drainage and sanitary sewer facilities.
5. That water system facilities conform with the requirements established in the West Newport Water System Master Plan study currently under preparation; and that water acreage or connection fees be paid if such are required as a result of the study.
6. That Superior Avenue be widened to its Master Plan width.
7. That provision be made for right-of-way dedication and Developer's share of the improvements of the proposed extension of Balboa Boulevard adjacent to the westerly side of the property being developed.
8. That there be no interference with continued use of the existing vehicular way along the northeasterly boundary of the property unless and until it is established that the rights of others in such use either do not exist or are terminated.
9. That arrangements be made to convey the underlying fee to the proposed local public street right-of-way to the City.
10. That the proposed local public street be provided with a cul-de-sac pending its ultimate intersection with the westerly extension of 15th Street.
11. That the proposed public street shall be improved to a cross section of sixty-two feet with a distance of forty-four feet between curb faces. That a sidewalk six feet in width shall be installed on the easterly side of the right-of-way and that westerly twelve feet shall be improved for pedestrian and bicycle use in a manner meeting the approval of the Director of Parks, Beaches and Recreation and the City Engineer.
12. That the exercise of this use permit shall be held in abeyance pending resolution of the conflict between the proposed development and the east-west secondary street northerly of Coast Highway as shown on the

Master Plan of Streets and Highways. Prior to amending the Master Plan of Streets and Highways, concurrence with the amendment shall be received by letter from Beeco Ltd. and the Orange County Road Department.

13. That the proposed private street system conform with the requirements of the City's private street policy.
14. That the applicant shall submit a formal request to the City Council for police enforcement of the California Vehicle Code on the private street system.
15. That the access points designated for fire and emergency vehicles shall be signed, designed and improved in a manner meeting the approval of the Fire Chief and the Director of Community Development.
16. That detailed plans showing provisions for pedestrian circulation and street and area lighting shall be reviewed and approved by the City Engineer, Police Chief and Director of Community Development.
17. That detailed landscaping plans, including a watering system and schedule for installation, shall be prepared by a landscape architect and shall be subject to approval by the Director of Community Development. Said landscaping may consist of lawn, trees, shrubbery and other plant materials. The landscaping and watering system shall be installed in accordance with the approved plan and shall be properly maintained. In the event installation of landscaping is not completed on schedule, the City of Newport Beach may require a reasonable guarantee for completion of said landscaping.
18. That the design and improvement of all recreation areas shall be subject to the review and approval of the Director of Parks, Beaches and Recreation.
19. That the types and locations of street trees shall be installed and maintained in compliance with a plan approved by the Director of Parks, Beaches and Recreation, and that the inspection fee be paid.
20. That a minimum of one parking space per dwelling unit shall be provided for visitors and guests. A minimum of fifty percent of the required guest parking shall be provided within parking bays. The remaining required guest parking shall be provided in private driveways on site, provided that no more than one space per driveway may be counted toward fulfilling this requirement.
21. That all parking spaces shall conform to City standards. All driveways and off-street parking areas shall be paved and delineated by varying the color, texture or type of paving material.
22. That a minimum distance of five feet shall be maintained between the garage and the back of sidewalk or right-of-way line, whichever is greater. However,

TO:

Planning Commission - 7.

if the garage is set back a distance exceeding the allowed five feet, a minimum setback of twenty feet shall be maintained. All garages observing the five foot setback shall be equipped with automatic garage door openers.

23. That a building setback of not less than fifteen feet, measured from the right-of-way line, be established from public streets.
24. That building setbacks, measured from the right-of-way line, be established from private streets as follow:

Front yard - 5 ft.
Rear yard - 10 ft.
Side yard - 10 ft.

25. That the applicant shall submit a plan showing areas designated for patio construction and the relationship of these areas to adjoining rights-of-way and common areas. All patios adjoining streets shall remain uncovered and shall observe the setbacks specified for the main building. Patios may be fenced to the extent that said fence does not exceed a height of three feet.
26. That all trash shall be stored and shielded from view within a building or within an area enclosed by a wall not less than six feet in height. Arrangements for trash collection service shall be the responsibility of the applicant.
27. That there shall be submitted a declaration of covenants, conditions and restrictions setting forth an enforceable method of ensuring the installation and continued maintenance of the landscaping, lighting, walls, walks, and physical features such as buildings, parking areas and trash storage areas acceptable to the Director of Community Development and, in respect to legal enforceability, the City Attorney.


JAMES D. HEWICKER
Assistant Director

JDH/hh

Attachments:

Revised site plan, grading plan and elevation
Report from Police Department dated 3/6/72
Report from Parks, Beaches & Recreation Director dated 4/5/72
Letter from Newport Mesa Unified School District dated 4/4/72
Letter from Grant Corporation dated 4/5/72
Letter from Beeco Ltd. dated 3/24/72
Letter from West Newport Beach Improvement Assoc. dated 3/1/72
City Council Policy regarding private streets

16200 VENTURA BOULEVARD
ENCINO, CALIFORNIA 91436

(213) 991-9100

April 5, 1972

Mr. Bayne A. Sparks, Vice President, Marketing
The Grant Corporation
500 Newport Center Drive
Newport Beach, California 92660

Dear Mr. Sparks:

This letter is in response to your inquiry regarding our special study of households living in condominiums and planned unit developments (attached ownership housing). The study was conducted during the latter part of 1971; 1,783 interviews were taken in 14 projects in Southern and Northern California. The following are the projects where interviews were conducted:

1. Las Casitas (Thousand Oaks) by McKeon Construction Co.
2. Rowland Heights Villas (Rowland Heights) by McKeon Construction Co.
3. Marina Village (Port Hueneme) by McKeon Construction Co.
4. El Dorado Apartment Homes (Oxnard) by Trent, Inc.
5. Villa Ventura (Ventura) by McKeon Construction Co.
6. Woodside Townhomes (West Covina) by Donald L. Bren Co.
7. Villa La Verne (La Verne) by McKeon Construction Co.
8. Capistrano Villas Apartment Homes (San Juan Capistrano) by Westport Home Builders, Inc.
9. New World Condominiums (El Toro) by Rossmoor Corporation.
10. Village III Townhouses (Irvine) by Stanley C. Swartz Co.
11. Downer Estates (San Jose) by McKeon Construction Co.
12. Blossom Hill (San Jose) by Besco.
13. Roundtree (Fremont) by U.S. Development Co.
14. Roundtree (Concord) by U.S. Development Co.

Although the actual analysis from these interviews is confidential, I can relate some of the results and conclusions:

1. Most buyers formerly resided within 15 miles of their new residence. The number of households which previously lived within 15 miles increased as the cost of the condominium or PUD increased. In other words, the more affluent buyers preferred to stay in the same area when they bought their new condominium or PUD.
2. The most important reasons given for buying attached ownership housing were:
 - A. Low maintenance.
 - B. Looking for a small yard.

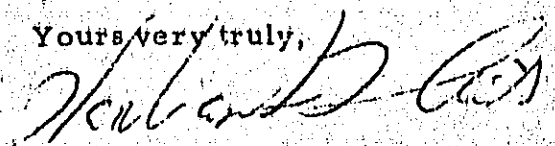
- C. The price (leaving more money for discretionary spending for the older households, and not having enough money to buy a single family detached home for the younger households).
 - D. Closeness to friends (which relates to the fact that they will not move as far for a condominium or PUD as they will for a single family detached home).
 - E. Close proximity to conveniences and recreational facilities.
 - F. Benefits of home ownership (investment, equity build-up, tax deductions on mortgage interest and real estate taxes) with convenience of apartment living.
3. Sixty-seven percent (67%) of the condominium residents are willing to buy another condominium or PUD.
4. Forty-four percent (44%) of the households have no children. Of those households that do, 58% have children less than 5 years old. The average number of children in "family" households is 1.5. The average number of children for all 1,763 households is 0.8. The average household size for all units is 2.5. (It should be noted that several of the projects covered in this survey catered to families with children. Rossmoor's New World Condominiums is an excellent example.)
5. White-collar workers relate better to the condominium or PUD-townhouse concept than blue-collar workers. Many blue-collar workers still want their own little "castle" surrounded by their own yards and fences.
6. Eighty percent (80%) are married households; however, this ratio is significantly reduced in areas that have high concentrations of single adults, divorcees and widows (as does Newport Beach).
7. One of the most important statistics to come out of the survey is the fact that 70% of the condominium and PUD-townhouse buyers previously rented. Forty-four percent (44%) of the occupied dwellings in Newport Beach are rentals. Thirty-six point two percent (36.2%) of the households in these rental units contain only one person, and 35.1% contain only two persons. Therefore, 71.3% (or one out of every 1.4 households) contain only one or two people. In the owner occupied dwellings, over one-half are occupied by a household containing only one or two people. As we stated in our February 4, 1972 report,

Mr. Bayne A. Sparks
April 5, 1972
Page 3

the number of compact households in Newport Beach is well above the average for Orange County, and the number of divorced, separated and widowed people is also well above county averages. Not only does Newport Beach continue to attract compact households, but it is also very attractive to empty nesters. The percentage of people 45 to 54 years of age is well above the average for all areas in southern Orange County. Although none of the projects surveyed by our company relates as closely to the compact, affluent, empty nester as does the subject property, we find that the average household size and number of children is less than the total average of the survey when analyzing comparable projects located in areas resembling the area of the subject property.

Please contact me if you have any further questions regarding our survey.

Yours very truly,



Herbert L. Aist

HLA:ar

HLA

CITY OF NEWPORT BEACH
PARKS, BEACHES & RECREATION DEPARTMENT

April 5, 1972

TO: RICHARD HOGAN, COMMUNITY DEVELOPMENT DIRECTOR
FROM: PB & R Director
SUBJECT: TRACT MAP #7817 - "NEWPORT CREST"

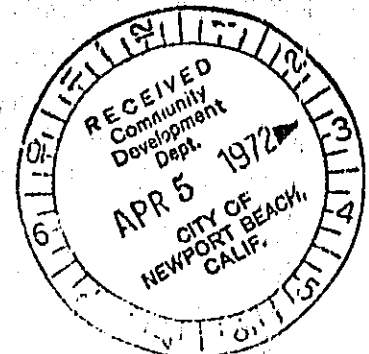
At its meeting of April 4th the PB & R Commission reviewed sketches showing the recreational and open-space aspects that are planned in the development, and agreed unanimously to recommend to the Planning Commission that this project be approved in principle, based on open-space and recreation facilities provided.

The Commission also said they would like an opportunity to review the landscape plans of the entire project once they are completed.


CALVIN C. STEWART

CCS:h

cc: Mr. Hall Seely, Chairman
PB & R Commission



GENERAL CRUDE OIL COMPANY

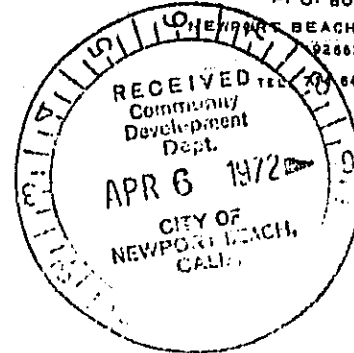
Home Office

BANK OF THE SOUTHWEST BUILDING
P.O. BOX 2252
HOUSTON, TEXAS
77001
TEL. 718 224-9261

California District Office

R. L. DRAPER, MGR. OF OPERATIONS
P. O. BOX 1487
NEWPORT BEACH, CALIFORNIA
92663
TEL. 334-3350

April 5, 1972



Planning Commission
City of Newport Beach
3300 Newport Blvd.
Newport Beach, Ca. 92660

**Subject: Sewage and Drainage Easement to Connect
Proposed Robert H. Grant Subdivision
Located on the Beeco Property to
Facilities Located on Highway 101**

Gentlemen:

Parties interested in the proposed subdivision have requested the consent of General Crude Oil Company and G. E. Kadane & Sons for a sewage and drainage easement over a portion of the property now under an active oil lease to General Crude Oil Company and G. E. Kadane & Sons. It is our understanding that plans showing the route of the proposed easement are on file with your office.

If the City of Newport Beach and Beeco, Ltd. determine that the route proposed to General Crude Oil Company is the route to be used, there will be no objection by General Crude Oil Company or G. E. Kadane & Sons provided the following conditions are met.

1. A satisfactory agreement is consummated between Beeco, Ltd., General Crude Oil Company and G. E. Kadane & Sons which protects the leasehold rights of General Crude Oil Company and G. E. Kadane & Sons.
2. Satisfactory provision for the crossing of the proposed easement by General Crude Oil Company and G. E. Kadane & Sons' personnel, pipe lines, service facilities and mobile load limit well servicing equipment. Also, the correction of the erosion problem presently existing in the excavated area that will be occupied jointly by the City of Newport Beach and the oil lessees.

This letter is being sent to the Planning Commission of the City

ITEM #2

Planning Commission
City of Newport Beach

-2-

April 5, 1972

of Newport Beach so that it will be placed on file as part
of the public record relating to the proposed Robert H.
Grant Corporation subdivision.

Yours very truly,

GENERAL CRUDE OIL COMPANY
California District Office

J. S. Gilstrap
J. S. Gilstrap

JSG/ba

cc: Robert H. Grant Corporation

ITEM #2

GENERAL CRUDE OIL COMPANY

Home Office

BANK OF THE SOUTHWEST BUILDING
P.O. BOX 2252
HOUSTON, TEXAS
77001
TEL. 713 224-9261

California District Office

R. L. DRAPER, MGR. OF OPERATIONS
P. O. BOX 1487
NEWPORT BEACH, CALIFORNIA
92663
TEL. 714 642-3380

April 5, 1972

Planning Commission
City of Newport Beach
3300 Newport Blvd.
Newport Beach, Ca. 92660

Subject: Screening of Well Sites on Oil
Production Operation Adjacent
to Proposed Robert H. Grant
Subdivision

Gentlemen:

Robert H. Grant Corporation representatives have initiated discussion with representatives of General Crude Oil Company regarding proposed screening of well sites that may be visible from residences to be constructed on the proposed Robert H. Grant subdivision.

General Crude Oil Company consents to and will cooperate with Robert H. Grant Corporation in the screening of the well sites, provided that a satisfactory agreement can be concluded regarding the cost and expense of such screening.

Yours very truly,

GENERAL CRUDE OIL COMPANY
California District Office

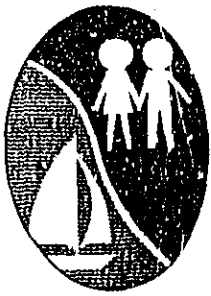
J. S. Gilstrap
J. S. Gilstrap

JSG/ba

cc: Robert H. Grant Corporation



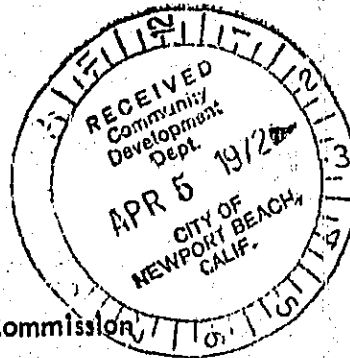
ITEM #2



NEWPORT-MESA Unified School District

post office box 1368 • newport beach, california 92663 • (714) 645-0600

JOHN W. NICOLL, Superintendent



April 4, 1972

Newport Beach City Planning Commission
City of Newport Beach
3300 Newport Blvd.
Newport Beach, California

Gentlemen:

Re: Newport Crest Development

In examining the Newport Crest Development, the price range is middle to above average and it appears to us that this development will be mainly adult oriented.

In taking the total of 494 units over an estimated one to one and one-half year period for completion and estimating at .68 children per family as an average, it would seem evident that there will be approximately 53 pupils attending the elementary level; 40 pupils attending the middle school level; and 87 pupils attending the high school level.

Elementary children, kindergarten through fifth grade, will attend Whittier School and will be within the three-fourths mile walking distance.

Middle grade children, sixth through eighth grade, will attend Rea Middle School and would be bussed a distance of two and one-fourth miles.

High school students, ninth through twelfth grade, will attend Estancia High School and would also be bussed to school a distance of two miles.

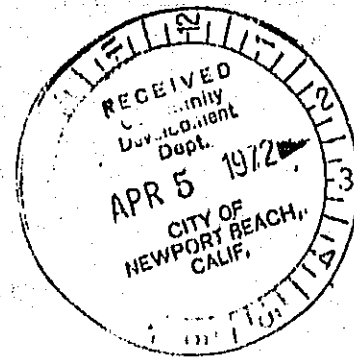
Bus service in the Newport-Mesa Unified School District is free.

Due to the general decrease in elementary enrollment, Whittier School would be able to house the pupils with no difficulty. Rea Middle School is being remodeled at this time and will be able to accommodate all pupils in its attendance area. The situation in the

ADMINISTRATIVE OFFICES
1601 Sixteenth Street
Newport Beach, California 92660
(714) 645-0600

INSTRUCTIONAL SERVICES
1901 Newport Boulevard
Costa Mesa, California 92627
(714) 645-1100

BUSINESS SERVICES
1857 Placentia Avenue
Costa Mesa, California 92627
(714) 645-1100



April 5, 1972

Mr. James D. Hewicker
Assistant Director of Community Development
3300 Newport Beach Boulevard
Newport Beach, California 92660

Re: Newport Crest

Dear Jim:

In reference to your inquiry of April 4 we have gathered the following information which we shall document with a letter from our marketing research firm we have retained.

They report findings of a sample of 40 attached ownership housing - P.U.D.'s and condominiums in Northern and Southern California with a profile of 1500 families:

1. 44% had no children
2. 50% of those with children were less than 5 years old.
3. Average number of children was 1.5 per household.
4. Overall average 0.8 children per household.
5. Average household size is 2.5
6. 80% all married.
7. 70% previously rented

Enclosed you will find a letter from Raymond R. Schnierer, the Business Manager of Newport-Mesa Unified School District, commenting on the influence of our project to the school district.

Attached is also the typical unit plan profiles upon which we have determined our land utilization criteria. As we have discussed, the 1 Plan is not delineated on the plot plan so that we would not confuse those people who had run the proposed land plan; but has been incorporated into our land utilization information. We will have the option of replacing the unit modules designated as Plan 4. The width change will necessitate dropping some units, but



Mr. James D. Hewicker
Page Two
April 5, 1972

conceptually it does not change the cluster concept.

I hope this additional information will answer your questions.

Sincerely,

GRANT CORPORATION

John Bates

JB/cgf
Enclosures

Newport Beach City Planning Commission
Page 2

high schools is a little different as the student decrease is not in effect in that age group; in fact there is still a certain amount of growth. But, considering the fact that this growth of 111 pupils would be over a one to one and one-half year period and at four different grade levels, no appreciable effect on the Estancia High School attendance area is apparent.

Sincerely,


Raymond R. Schnlerer
Business Manager


William R. Roode
Coordinator, School Facilities

DEPARTMENT OF PUBLIC WORKS

DIVISION OF HIGHWAYS

DISTRICT 7, P. O. BOX 2304, LOS ANGELES 90054



RECEIVED

APR 4 1972

VIN Orange County

March 31, 1972

07-ORA-1 R18.7/R20.8
07-ORA-55 RO.2/RO.8
Tustin Ave. to Santa Ana River
Rte. 1 Fwy. to Placentia Ave.
07207 036451

Mr. James J. McCarthy
V.T.N. Orange County
P. O. Box 1890
Newport Beach, CA 92660

Dear Mr. McCarthy:

We have reviewed your plans forwarded March 8, 1972, for the development by Grant Company of California on the Beeco property northwesterly of the intersection of Superior Avenue and Pacific Coast Highway.

Your proposal to place embankment and slope on State property is unsatisfactory. It appears that a slope or wall on the Beeco property would be an alternative to your proposal. We have not had a review of your drainage plans since they will probably be changed due to the above requirement.

A right of way lease would be necessary before the State could grant permission for installation of the proposed sewer line across State property. The lease would have to provide that an adequate performance bond or other appropriate funds be deposited to insure the cost of removal or relocation to meet future highway plans. The lease would terminate when the property is needed for highway purposes.

The proposed design of Balboa Boulevard is not compatible with the proposed Route 1 Freeway.

Please contact us if you have any further questions.

Very truly yours,

W. K. Hashimoto
W. K. HASHIMOTO
Assistant District Engineer
Design B

LETTER OF TRANSMITTAL

GRANT CORPORATION

P. O. Box 8000 • Phone (714) 644 4001
500 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA. 92660

TO: CITY OF NEWPORT BEACH, PLANNING DEPT.
ATTN: JIM HEULICKER

3/27/72

FROM: JOHN BATES

WE ENCLOSE THE FOLLOWING:

- (1) 20 SETS - LANDPLAN NEWPORT CREST
GRAVING PLAN
(REVISED STREET SECTIONS)
- (2) 3 - TYPICAL CLUSTER PLAN
9 SECTIONS INDICATING MAX. BUDG HEIGHT.
- (3) PLOT PLAN DELINEATED/W/ PED & AUTO CIRCULATION.

REMARKS:

JIM;

1. A REPRESENTATIVE OF OUR CO. HAS A MEETING TODAY WITH THE SUPT. OF SCHOOLS--WILL FORWARD THAT INFORMATION TO YOU.
2. THE LAND COVERAGE INFO. HAS THE 1 STORY UNIT I DESCRIBED TO YOU INCORPORATED INTO IT.
3. WE HAVE INTENTIONALLY REDUCED THE PARKING COUNT SO THAT IT WOULD GIVE US A BETTER OPPORTUNITY TO EXPAND THE AMENITY AREA WITHIN THE CLUSTERS.

If any questions please call.

Thanks.

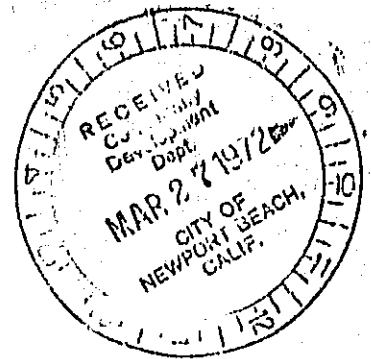
John Bates.



M

BEECO, LTD.
UCB BUILDING
1010 NORTH MAIN STREET
SANTA ANA, CALIFORNIA 92701
(714) 558-9333

March 24, 1972



Community Development Dept.
City of Newport Beach
City Hall
3300 West Newport Boulevard
Newport Beach, California 92660

Attention: Richard Hogan, Community Development Director

Gentlemen:

You are processing a proposed development plan submitted by Robert H. Grant Corporation covering property in West Newport Beach owned by this company.

In this regard, you are considering the modification of the arterial master plan for that area. Beeco, Ltd. hereby approves of the modification of the Orange County and the City of Newport Beach master plans of arterial highways if and as necessary to provide for an arterial along 15th Street westerly from Superior Avenue through Beeco, Ltd. property to an intersection with an extension of Balboa Boulevard.

Our company recognizes that such arterial solution may cause a parking deficiency on the existing Bond Publishing property at the southwesterly corner of 15th Street and Monrovia Avenue adjacent to Beeco, Ltd. land.

In the event of such an arterial solution, Beeco, Ltd. agrees to cooperate with the owners of the Bond Publishing property in solving such a deficiency.

Sincerely,

BEECO LTD

By

Hancock Banning III
Hancock Banning III, President

HB:DD

cc Mr. Ben Nolan, City Engineer

CITY OF NEWPORT BEACH

March 10, 1972

TO: Planning Commission

FROM: Department of Community Development

SUBJECT: Use Permit Application No. 1585
Request to permit a Planned Residential Development of 494 units on 37.1 acres of land.

LOCATION: Portion of Lots 1 and 2, Tract 463, located on the westerly side of Superior Avenue, north of Pacific Coast Highway and at the southerly end of Monrovia Avenue.

ZONE: R-3-B-2 and Unclassified

APPLICANT: Robert H. Grant Corp., Anaheim

OWNER: Same as applicant

Application

This application requests approval of a 494 unit Planned Residential Development on 37.1 acres of land presently zoned R-3-B-2 and Unclassified. In accordance with Section 20.50.020 of the Newport Beach Municipal Code, planned residential developments are permitted subject to the securing of a use permit.

Preliminary Information

Certain necessary information and plans relative to this matter were submitted for staff review on the afternoon of March 9th and our final analysis has not been completed as of this date. We expect to forward a detailed report prior to the Planning Commission meeting of March 16th; however, we wish to submit this preliminary information, along with the supporting documents and exhibits, for your review at this time.

Characteristics of Proposed Development

The following outline contains the major characteristics of the proposed development:

Land Area (gross)	1,625,300 sq. ft.
Public and Private Streets	390,000 sq. ft.
Net Land Area	1,235,000 sq. ft.
Building Coverage	492,880 sq. ft.
Ratio (Building Coverage ÷ Net Land Area)	39.8 %
Permitted Ratio	40.0 %
Number of Units	494
Land Area per Dwelling Unit	2500 sq. ft.
Minimum Permitted Land Area per Dwelling Unit	2000 sq. ft.
Parking Spaces Provided	
Individual Garages	988
Driveways and Bays	780
On Streets	162
Total	1930
Parking Spaces Required	1976
Height of Buildings	32 feet (+)
Size of Units	1,439 sq.ft. to 1,925 sq.ft.
Number of Bedrooms - Number of Units	2 - 107
	3 - 306
	4 - 81

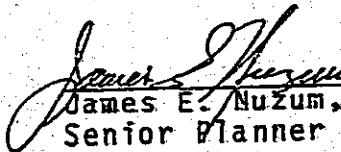
TO:

Planning Commission - 2.

Street Widths:

Public Street
Private Loop Streets
Private Cul-de-sacs

60 Feet
36 Feet
28 Feet


James E. Nuzum,
Senior Planner

JEN/sm

Attachments: Vicinity Map
Letter from Applicant March 9, 1972 with attachments

Enclosures: Plans and Elevations

Item No. 8

Councilman Don McInnis

Department of Community Development

Use Permit No. 1585 - Application of
Robert H. Grant Corporation

We are forwarding for your information and review, copies of the preliminary Staff report and plans which were distributed to the Planning Commission for their meeting of March 16, 1972, relative to the 494 unit residential development proposed to be located on the Banning property in West Newport. We are also forwarding a copy of the letter from M. C. Johnson, President of the West Newport Beach Improvement Association, indicating their concern with the proposed development.

At the request of the Staff, this particular item was continued to the Planning Commission meeting of April 6, 1972, and we are continuing to work with the applicant in trying to resolve certain design problems. At the present time, facilities for sewer and storm drainage have not been designed. However, alternatives exist to bring the sewer down to the existing County Sanitation District trunk in Coast Highway, either along the proposed alignment of Balboa Boulevard as it is shown on the Master Plan of Streets and Highways or across State-owned property lying between the Coast Highway and the subject property.

SIGNATURE

R. V. Hogan

March 21, 1972

DATE

RVH/JDH/kk

CC: City Manager

FILE

BOARD of DIRECTORS

President Mike Johnson
6112 River 642-2128
Vice President Pat Foster
137 - 55th 675-3927
Treasurer Lane Abbott
4206 W. Ocean Front 445-2858
Secretary Dick Clucas
4403 Seashore 675-3762

Bruce Blackman
250 Prospect 546-1078
Tom Bland
4109 Seashore 673-3068
Russ Griffith
6808 W. Ocean Front 642-1471
Les Reynolds
112 - 48th 675-1084
Hollis Wood
3901 Seashore 673-9266

WEST NEWPORT BEACH Improvement Association

NEWPORT BEACH, CALIFORNIA

March 1, 1972

Planning Commission
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California

Attention: Curt Dostt, Chairman


Gentlemen:

Our West Newport Beach Improvement Association is extremely concerned with the impact of the proposed multiple unit grant development on the Banning West Newport Bluff property.

Specifically, we are concerned with the water run-off and traffic congestion resulting from this development.

We urge the City of Newport Beach to require a complete environmental study prior to the approval of this development.

Cordially,


M. C. Johnson
President

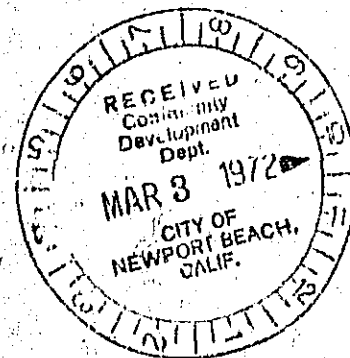
MCJ:dm

CC: City Council

CC: Robert Wynn, City Manager

CC: Richard Hogan, Director of Community Development

CC: Robert Broxon, President, Newport Shores Community Assoc.



FILE

Jim & Carl what about it. [Signature]

CITY OF NEWPORT BEACH

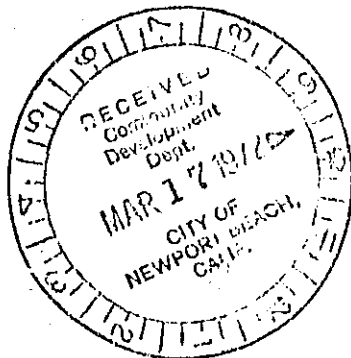
MEMORANDUM: From Administrative Assistant to the City Manager

TO..... Community Development Dept. Director

March 16....., 1972

SUBJECT: AGENDA ITEM H-2(a)

During the Council meeting of March 13, 1972, Council referred the attached letter from Mr. M. C. Johnson to staff with no specific recommendations as to what to do with it. If it is possible to require the complete environmental study prior to approval of this development, please inform the Newport Shores Community Association and Mr. Wynn.



Reply wanted ☐

Reply not necessary ☐

By.....
[Signature]



orange county

ENGINEERS ARCHITECTS PLANNERS 2301 CAMPUS DRIVE, IRVINE, CALIFORNIA 92664 (714) 833-2450
(POST OFFICE BOX 1890, NEWPORT BEACH, CALIFORNIA 92660)

March 16, 1972

Director of Development Services
City of Newport Beach
City Hall
3300 Newport Boulevard
Newport Beach, California

Attention: Mr. Richard Hogan

Gentlemen:

Enclosed are three copies of a traffic investigation of existing conditions surrounding the proposed "Newport Crest" development. This brief study was conducted by this office, for and at the request of our client, Grant Company of California.

In the investigation, possible traffic movements and patterns were reviewed. Existing traffic volumes and patterns were used and possibilities were ascertained by directing traffic to alternate routes.

Would you please direct copies of this report to Mr. Nolan and Mr. Jaffe for their review.

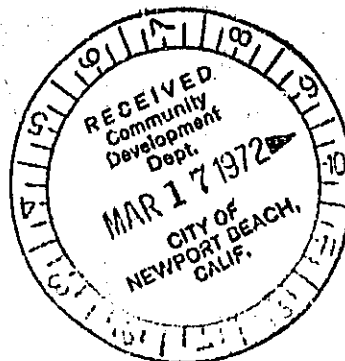
If there are any questions concerning this investigation, please feel free to call this office.

Very truly yours,


James J. McCarthy
Project Manager

JM:dc

cc: Mr. Ben Nolan, City Engineer
Mr. Bob Jaffe, Traffic Engineer



CONSIDERATIONS: (See Map)

1. Extension of Balboa Boulevard from Pacific Coast Highway, northbound into Costa Mesa.
2. Extension of 15th Street from Monrovia, westbound to extended (proposed) Balboa Boulevard (Possibly the entire street could be upgraded to a Secondary Classification.).
3. Restrict Superior Avenue to One-way traffic from Pacific Coast Highway, northbound.
- 3a. Eliminate Access of Pacific Coast Highway, from and to Superior Avenue, by means of Cul-de-Sac-ing Superior Avenue at the top of the bluffs.

EXISTING CONDITIONS:

That portion of Superior Avenue, from Pacific Coast Highway to the Placentia Avenue intersection has a yearly average ADT of 10,000 vehicles (12,500 summer ADT.) Northerly from the Placentia Avenue intersection, the yearly average ADT increases to 18,000 vehicles. Placentia Avenue from Superior Avenue northbound has a yearly average ADT of 9,000 vehicles.

On the basis of the above information, along with the fact that the intersection of Superior and Placentia forms a "Y" and a fourth leg that is perpendicular to and east of Superior, (Placentia), indicates that the yearly average ADT for that leg of Placentia is 17,000 + vehicles. Placentia terminates southeasterly of the above intersection into Hoag Drive, which is a direct connection to and from Newport Blvd.

Also, there is very little traffic generated onto Superior Avenue, south of Placentia Avenue, except for "Versailles on the Bluffs" development. This would indicate that most of the 10,000 ADT for that portion of Superior Avenue, is generated from north and northeast of the Superior Avenue-Placentia intersection.

CONCLUSIONS:

By extending both Balboa Boulevard, and 15th Street as prescribed above (Considerations), all traffic generated from the area north and northeast of the Superior-Placentia intersection, wishing to utilize Pacific Coast Highway north of the Pacific Coast Highway-Superior Avenue intersection would experience no adverse effects by using these two proposed extensions instead of using Superior Avenue.

If Balboa Boulevard were extended north of the Pacific Coast Highway, this would create conflict at the Pacific Coast Highway intersection due to it becoming a five legged intersection if Superior Avenue were to remain a two-way street into this intersection. This problem could be partially eliminated by restricting Superior Avenue to one-way traffic,

away from the intersection. However a more substantial remedy would be to eliminate Superior Avenue from the intersection entirely, by means of a Cul-de-sac, at the top of the bluff.

Only local traffic generated onto Superior Avenue, between Pacific Coast Highway and Placentia would be adversely affected. As stated before, this would be a relatively small amount, that would be forced to seek other access to the Pacific Coast Highway.

One access route for vehicles generated in the area south of Placentia Avenue on Superior Avenue, would be the "Proposed Street" perpendicular to Superior Avenue, south of Hoag Drive, northwesterly to 15th Street extension, westerly to Balboa Boulevard extension and southerly to Pacific Coast Highway. Estimated ADT for vehicles using the "Proposed Street" from outside the proposed land development would possibly be 1,000 +. This would not be enough vehicles to warrant an arterial, primary or major classification. The alignment of this proposed street is such so as not to draw any traffic from north of 15th Street, since it would be additional mileage to travel southwesterly on Superior Avenue to this Proposed Street then all the way back, northwesterly to the 15th Street extension. The shorter route would be straight across 15th Street westerly to Balboa Boulevard.

There is a high populace area in the City of Costa Mesa, to which the extension of Balboa Boulevard would serve as a direct route to and from the Pacific Coast Highway. This road opening would possibly reduce the volumes on the existing access routes to Pacific Coast Highway which are Placentia Avenue and Superior Avenue. This in turn would reduce congestion greatly at the Placentia Avenue-Hoag Drive intersection.

All of the above information, and conclusions were based on available information from the City of Newport Beach, City of Costa Mesa, State Highway Department, and Orange County, in the form of ADT's, peak hour counts and turning movements. Knowledge of Right of way procurement, and future land development in the general area is unknown at this time, and were not considered in this preliminary study.



March 9, 1972

Mr. Richard Hogan
Director of Dept. of Community Development
City of Newport Beach

SUBJECT: Newport Crest

Dear Mr. Hogan:

We would like to present the attached information as a supplement to the documents your department has previously received.

I hope that this information will help to answer any questions you may have regarding this project. We appreciate the assistance you and your department have given us in making Newport Crest a reality.

Very truly yours,

JOHN BATES

JP/rr



NEWPORT CREST

March 9, 1972

- I. Exhibit 'A' - Market report prepared by Herbert L. Aist and Associates. Please note emphasis on adult community and lack of requirement for recreational facilities. (See "Recommendations").
- II. Exhibit 'B' - Landscape Concept
- III. Exhibit 'C' - Yards and open spaces (Sec. 20.50.140)
- IV. Exhibit L-1 - Preliminary landscape design of Recreational Area.
- V. Exhibit L-2 - Preliminary landscape design of typical cluster and green space between buildings.
- VI. Building Coverage (Sec. 20.50.100)

Land area	1,625,300 S.F.
Rights of way of public and private streets	390,000 S.F.
	<u>1,235,300 S.F.</u>
Building Coverage	492,880 S.F.
$\frac{492,880 \text{ S.F.}}{1,235,300 \text{ S.F.}} =$	39.8%

- VII. Land area per dwelling unit (Sec. 20.50.110)

$\frac{1,235,300 \text{ S.F.}}{494 \text{ D.U.}} =$	2500 S.F./D.U.
---	----------------

- VIII. Off-Street Parking (Sec. 20.50.150)

- A. Two covered spaces are provided below each family unit.
- B. Two additional parking spaces are provided on aprons of most units (see typical cluster plan). Guest parking space for those units that do not have apron parking are provided within the cluster, at adjacent bays or streets, or within a centrally located parking garage.



B. (Cont.)

Following is an exact count of these respective areas:

1. Within clusters	780
2. Covered at unit	988
3. On streets	162
Total	1930

$$\frac{1930 \text{ Autos}}{494 \text{ Units}} = 3.9 \text{ Autos/Unit}$$

- C. We would like to explore parking on one side of the private loop streets in lieu of using the parking garage. We feel this would distribute guest parking more efficiently. Care would be taken to eliminate parking at street radii and opposite entries to garages.

IX. Street Lighting.

- A. Collector Street.
Lighting on Collector Street to conform to city standards.
- B. Private Loop Streets.
Lighting on private loop streets to conform to city standards. We would like to pursue using a theme on character fixtures that would meet city specifications.
- C. Cluster Courtyard.
Use of similar theme on character fixtures that would meet city specifications and provide .2 F.C. illumination.

ROBERT

SECRET

SECRET

AND ASSOCIATES

16200 VENTURA BOULEVARD
ENCINO, CALIFORNIA 91316

(213) 881-9100

February 4, 1972

EXHIBIT A

Mr. Bayne A. Sparks
Vice President - Marketing
Grant Corporation
500 Newport Center Drive
Newport Beach, California 92660

Dear Mr. Sparks:

This letter represents my marketability report for your proposed townhouse project on 35 acres in Newport Beach, near the Hoag Hospital. You commissioned us to begin this study on December 23, 1971. On January 12, 1972, we met with you and Messrs. Robert Grant, Richard Owen, Warren Toman, Zeke Zar, Chuck Dreyer, Armando Vasquez, Ron Dickerson, John Bates and Bill Banning to present our conclusions and recommendations.

PURPOSE

To define the profitability, market, recommend product types, and to propose a feasibility study of subject property.

You had provided us with the following information and criteria:

1. To sell and close 150 dwelling units by October 31, 1972.
2. You plan to start construction of models on May 15, 1972 and complete them by July 1, 1972.
3. The maximum density allowable on the 35 acre parcel is 14 units per acre.
4. Your proposed price range is \$33,900 to \$42,000, but we were to investigate all price ranges and analyze all options as to marketing potential as it relates to your estimated costs.
5. Architectural Criteria:
 - a. Type of design.
 - b. Size of units.
 - c. Sales prices.
 - d. Features and amenities.

Mr. Dayne A. Sparks
February 4, 1972
Page 2

CONCLUSIONS

1. In order to close 150 sales by October 31, 1972, you will have to have a very unusual housing project. With the right product and pricing it properly, it is possible to accomplish your goal. However, your chances of succeeding are limited to your ability to maintain your schedules in order to open on time. Build out your production units, create the type of package that can stimulate high sales and your ability to close them rapidly within a very limited time span.

2. The subject property consists of about 35 acres near the Hoag Memorial Hospital on a plateau of and overlooking Pacific Coast Highway, south of Superior. Although it is in the City of Newport Beach, this area has not been regarded as the most prestigious portion; however, it is anticipated that about 40% of the townhouses on the subject property can achieve views of the ocean and/or the Newport small craft harbor.

The subject property is located next to the new Versailles apartment complex which is now under construction. The first phase consists of 255 units; the total project calls for 997 units. The rents start at \$255 for an unfurnished efficiency and go up to \$790 for a 3-bedroom unit. Being within the city limits of Newport Beach, overlooking the ocean and and Newport Bay and next to this luxury apartment project, you can market this program as an exclusive community.

3. Besides being within the city limits of Newport Beach, the subject property orients to the life style of Newport Beach, which is unique in Orange County and in most areas of Southern California. This city attracts more compact adult households than large family-oriented households.

- a. Newport Beach does not attract an abnormally high number of retirees. On the other hand, the percentage of people from 45 years to 54 years of age is well above average for all areas in southern Orange County.
- b. The percentage of widowed and, in particular, divorced and separated people in Newport Beach is higher than average. In Newport Beach, one out of every seven females is widowed, and almost the same ratio is divorced or separated. This means that one out of every 3.6 females living in Newport Beach is either widowed, divorced or separated.

Although there are not nearly as many widowed males living in Newport Beach, approximately one out of every ten is either divorced or separated. This points to the need for housing that is designed for these types of people, particularly females who are widowed, divorced or separated.

Mr. Bayne A. Sparks
February 4, 1972
Page 3

- c. Corresponding to the below average percentage of children and the high ratio of widowed, divorced and separated people living in Newport Beach, the percentage of one person households in Newport Beach is well above the county average. In Orange County, only 14.7% of all households are one person households, but in Newport Beach they account for 24.4% of all households. In other words, almost one out of every four households in Newport Beach is occupied by only one person. In addition, 35.8%, or one out of every 2.8 households in Newport Beach, are occupied by only two people. Again, this is well above the county average. The number of households with three, four, five, six, seven, and eight or more people are below county averages.

The type of project and the densities proposed for the subject property are more conducive to an adult housing market rather than to families with young children. The fact the Newport Beach is very attractive to compact adult households is certainly an asset for achieving your marketing goals.

- d. Almost one-half of all owner occupied dwellings in Newport Beach is valued over \$50,000. This is well above county average. (In Orange County only 6.2% are valued above \$50,000.) One-third of all rental units in Newport Beach have rents over \$200 per month. In the total county, rental units in this category amount to only 9.1%.

Not only are active adults in compact families attracted to Newport Beach, they are also affluent. Newport Beach is well known for its exclusiveness and its expensive luxurious houses. A motivating factor for the adult market to move to Newport Beach (that would normally do so because of the high cost of housing) would be townhouses designed for their needs and priced below "the neighborhood". Of course, a very important ingredient here is that the units can be priced well below other housing in Newport Beach. It should be very visible to most of your potential market how quickly these units will appreciate in value. Without this ingredient, you would have no chance of obtaining your optimum marketing goals.

4. Competitive projects:

- a. Versailles (rental apartments). The total project calls for 997 luxury apartment units. The first phase now under construction consists of 255 units. They have just started to lease; first move-ins are scheduled in March, 1972. In the first phase, they are building 66 efficiency units to

HLA

rent for \$255 to \$315 (45¢ to 46¢ per square foot); 63 1-bedroom units to rent for \$295 to \$400 (36¢ to 40¢ per square foot); 120 2-bedroom units (some with one bath and some with two baths) to rent from \$375 to \$790 per month; and 6 3-bedroom 2-bath units to rent from \$690 to \$790 per month. Although some of the 2 and 3-bedroom units have fireplaces, the architecture is not particularly exciting, and the units are not large for the high rents. It appears that their prime virtue is ocean and bay view.

This project is located just south of the subject property across Superior Avenue. Although they may have difficulty in renting out this project, it certainly will be an asset to your program because of the extreme product and price differential.

- b. Park Newport. This is a large rental project overlooking Upper Newport Bay. Since their start about 1-1/2 years ago, they now have 861 units. By fall of 1972, when they are scheduled to complete the project, they will have 1302 units. Their recreation facilities include a lounge, TV room, banquet facilities, pool room, conditioning room, workout and weight room, men's and women's lockers, whirlpool, saunas and steam rooms, showers, Jacuzzis, and three paddleball courts. The unfurnished rental range for efficiencies is \$164 to \$264 per month for 513 square foot unit (32¢ to 52¢ per square foot); the 2-bedroom flats range from \$254 to \$550 per month (25¢ to 46¢ per square foot); the 2-bedroom townhouse units at 1,224 square feet rent for \$350 to \$550 per month (29¢ to 45¢ per square foot); the 3-bedroom townhouse units at 1,518 square feet range from \$425 to \$600 per month (28¢ to 40¢ per square foot). At the present time, approximately 80% of their units are rented (which indicates an excellent absorption rate).
- c. Bayview. This is a family-oriented rental apartment project, owned and managed by the Irvine Company. It is located at San Joaquin Hills Road and Marguerite Avenue. This 64-unit project has been open for nine months and currently has four vacancies (6.2% vacancy factor). They have 40 2-bedroom 2-bath units at 1,068 square feet renting for \$245 to \$290 per month. The remaining 24 units are 3-bedroom 2-bath units containing 1,285 square feet and renting for \$290 to \$325 per month. Their recreation facilities include a swimming pool with Jacuzzi and an outdoor playground with wood sculptures for children to climb on. There is no recreation room. Reportedly, the average adult is 32 years old and

total family income averages \$20,000 per year. Irvine is planning to build a new project called Baywood consisting of 310 units in this area this year.

- d. Bayport. This is another apartment project owned and managed by the Irvine Company, but it is marketed to adults only. It is located at San Joaquin Hills Road and MacArthur Boulevard. Five of the 104 units are vacant (4.8% vacancy factor) since the project's opening nine months ago. They have 72 1-bedroom units containing 775 square feet renting for \$195 to \$205. The remaining 32 units are 2-bedroom 2-bath units containing 1,068 square feet renting for \$245 to \$250. They have a swimming pool with Jacuzzi, but offer no recreation room. Reportedly, the average adult is 44 years. It was also reported to us (but unconfirmed on our part) that the average household income is \$30,000.
- e. Presently under construction south of the subject property and south of Pacific Coast Highway is a 26-unit townhouse project called Newport Beach Townhouses, built by Charles T. Smith Construction Co. The prices range from \$58,000 to \$75,000. Three of the units are 2-bedroom with 2-1/2 baths consisting of 1,516 square feet; the remaining 25 units are 3-bedroom 2-1/2 baths containing 1,716 square feet. The project includes a boat slip for each unit, 56 covered parking spaces (carports) and 25 open parking spaces. The opening is scheduled for March 17, 1972, and financing will be conventional. The buyers get fee title to the land.
- f. At 4500 East Ocean Front Boulevard there is a proposal to build a 3-story 24-unit condominium; all units to have two bedrooms. At the time of study no plans had been submitted to the city.
- g. M.J. Brock & Sons are joint venturing with the Irvine Company to build townhouses on an 88-acre parcel in the Jasmine Creek area of the Irvine Ranch. The parcel is bordered by San Joaquin Hills Road on the north, Harbor View Road on the south, Marguerite Road on the east, and Crown Drive on the west. Although the overall density is planned to be six units per acre, there is much unusable land. Therefore, the buildable areas will be congested. It is doubtful that construction for this project will be started before one year from now. The proposed price range is \$40,000 to \$60,000.

Mr. Bayne A. Sparks
February 4, 1972
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- h. During 1972, the Irvine Company has plans for the development of 150 attached ownership units priced below \$25,000, 170 priced between \$25,000 and \$30,000, 205 priced between \$30,000 and \$40,000, 125 priced between \$40,000 and \$50,000; and 120 priced above \$50,000. That is a total of 770 attached ownership dwellings.

During 1973, they have plans for 200 attached ownership units priced below \$25,000, 215 priced between \$25,000 and \$30,000, 255 priced between \$30,000 and \$40,000, 120 priced between \$40,000 and \$50,000, and 195 priced above \$50,000. This is a total of 985.

Actually, based on the product line and prices we are recommending for the subject property, development of townhouses on the Irvine Ranch will be an asset to your marketing program. It will provide your market with a good comparison, whereby, you should fare well.

- i. Promontory Point. This parcel, which is owned by the Irvine Company, is approved for 585 multi-family units (at a density of 16 units per acre.) At the present time, no plans have been submitted to the city. This parcel is located on Ocean along Coast Highway and Jamboree Road overlooking Balboa Island. The appraised valuation of this property should be very high.
- j. Deane Development Co. is building expensive townhouses in the Big Canyon area on the Irvine Ranch. Characteristically, the name of the project is Deane Homes at Big Canyon. The size of units range from 2,118 to 3,695 square feet. The prices range from \$71,700 to \$125,200 (which includes fee title to the land). Although they have just completed and opened their models, through their pre-sales program they have already sold 27 dwellings out of their first unit of 32. Their second unit consists of 61 dwellings which, at the time of our survey, had not yet been offered for sale; however, they have a reservation list containing 35 names.
- k. Broadmoor Homes at Big Canyon is a single family detached project by Richard B. Smith in the Big Canyon area on the Irvine Ranch. The price range is \$93,000 to \$115,000. Since their opening in May, 1971, they have sold 65 houses; however, there are 400 people on a reservation list for the next 55 houses that will soon go into construction. In addition, they have 100 custom home sites selling at \$40,000 to \$65,000.

Mr. Bayne A. Sparks
February 4, 1972
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1. Espana at the Bluffs. This is a single family attached townhouse project by George Holstein in the Upper Newport Bay area. Prices range from \$31,500 (1,383 square feet) to \$43,000 (2,440 square feet) on an unfinished bonus room containing 420 square feet) on leasehold land. Buyers may purchase fee title for an additional \$5,200 to \$8,300. The design and presentation of the units is very poor; they have been selling at a rate of only 1.4 per week since January, 1971.
- m. Homes on the Bay at the Bluffs. This is a single family attached cluster housing project by George Holstein. The price range here on leasehold land is \$42,500 to \$49,500. Fee title can be purchased for an additional \$5,000 to \$12,000. Since September, 1970, they have been selling at a rate of 1.7 per week.
- n. Harbor View Hills. This single family detached project by Lusk Homes is located at San Joaquin Hills Road and Spyglass Hills Road in Newport Beach. The size of their plans range from 1,908 to 3,137 square feet. Their price range is from \$52,900 to \$91,629. The overall price range includes purchase on leasehold or fee title, depending on the choice of the buyer. Although, in the past, they have seemed to sell their units as quickly as a new tract is offered, their most recent tract has been selling at a rate of 1.5 per week. Their next phase will consist of new models and the name of the project will be changed to Spyglass Hill.
- o. Harbor View Homes. Donald L. Bren's single family detached project is located at MacArthur Boulevard, and Ford Road in Newport Beach. Since their opening in July, 1968, they have sold 936 units for an average sales rate of 5.1 per week. The total program is for 1,024 units. The size of the homes ranges from 1,475 to 2,600 square feet, and the price range is from \$31,995 to \$45,995, which includes fee title. Prices on leasehold are approximately \$5,000 less. This has been a very successful program and has consistently sold at a rate of 5 units per week throughout the program.

RECOMMENDATIONS

1. To meet your sales goal of 150 units sold and closed by October 31, 1972, you must have an exceptionally good housing product, expertly merchandised and promoted, at very attractive prices. Of course, it takes no expert to tell you to sell a house for \$20,000 when it costs you \$30,000 to build in order to sell at a rapid rate. But apparently, based on the criteria you gave us for this study, you are prepared to build and sell townhouse units in the \$33,900 to \$42,000 price range. The price range which we are recommending is not too different: \$32,950 to \$42,950. This does not include premiums for ocean of Newport Bay view lots.

HLA

Mr. Bayne A. Sparks
February 4, 1972
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2. You should build this project largely for the adult market, but include a model which would adapt itself to families with teenage children.
3. Based on our survey of the best townhouses in Southern California we have concluded that the split-level concept with the tuck-under garage is optimum for the subject property. You should have no trouble in achieving a density of 14 units per acre because this type of design has been used on projects with densities of 22 to 28 units per acre. (We presented this concept to you at our January 12, 1972 meeting).

4. The following are the unit types and prices which we feel will be most optimum in achieving your marketing goals:

Plan	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Price	\$32,950	\$35,950	\$37,950	\$39,950	\$42,950
Square Feet	1,250	1,450	1,600	1,800	2,000
Price per Square Feet	\$26.36	\$24.79	\$23.72	\$22.19	\$21.48
Bedrooms	2	2	3 (includes retreat or master bdrm.)	3 (large den 1st. flr.)	4 (large family rm. downstairs)
Baths	2	2-1/2	2-1/2	2-1/2	2-1/2
Type	1 story	split level	split level	split level bdrms. upstairs	split level 2 bdrms. upstairs 1 down-stairs

5. The architecture should provide warmth through much use of wood siding and masonry veneer on the front elevations and heavy shake roofs. There are so many stucco and spanish tile condominiums and townhouses that, after a while, they start to look alike and loose their uniqueness.
6. The interior should be very sexy, with split level floor plans, vaulted ceilings, sophisticated-looking garden kitchens and bathrooms, and fireplaces. This market spends much on cloths so large closets are very important. All units should have usable outside decks.

HILA

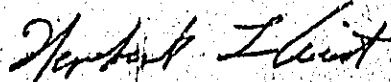
Mr. Bayne A. Sparks
February 4, 1972
Page 9

7. This market does not need assistance in fulfilling their leisure time activities. They have their own friends and they are on the move. This is one of the benefits they find in townhouse living; their units can be watched and cared for while they are gone. Therefore, there is no need to spend much money on recreational facilities. Certainly, there is no need for a large recreation room. Cabanas with swimming pools and Jacuzzis are adequate. The moneys that you had budgeted for recreational facilities should be used in creating an exceptionally exciting landscape with water--orientation as a possible main theme. A large pond with giant goldfish (carp) is one possibility. The lushness in the landscape softens and improves the architecture, improves the residential flavor, and elevates the buyer's ego by connoting affluence. (An enclosed yard for campers and trailerable boats is also desirable).
8. There is a strong possibility that you will attract many who are seeking a second home and/or investment. You should offer a management service which will watch and caretake the units that are used exclusively as a second home while the residents are gone, and/or rent out units (temporary vacation-type rentals) to those that will not be using their dwellings often and/or are seeking an investment.
9. The exclusiveness of the project can be further promoted by providing a guard and guard gate at the restricted entrance to communicate a sense of security. At the completion of the project, the homeowner's association can then decide whether or not to continue the security guard system. In any event, the (attractive) guard shack will remain.
10. Mix:
 1. Plan 1 to comprise of 17% of total.
 2. Plans 2, 3 and 4 to have an even distribution through out the project. Approximately 23%.
 3. Plan 5 to comprise approximately 14% of the total.
11. These units should provide separate kitchens with breakfast nooks and formal dining room or dining area. Utility rooms should also be included.
12. The baths should be spacious and include roman tubs and dressing rooms or dressing areas with vanity.

Mr. Bayne A. Sparks
February 4, 1972
Page 10

I believe this report covers all of the preliminary discussion we had in your office. Thank you for this opportunity to be of service to you and your company. Please contact me if you have any questions regarding our comments and recommendations.

Respectfully submitted,



Herbert L. Aist

HLA:ar

HLA

**FRANK RADMACHER ASSOCIATES
LANDSCAPE ARCHITECTS**

17501 IRVINE BOULEVARD, SUITE 8 TUSTIN, CALIF. 92680 (714) 838-1774

March 9, 1972

**NEWPORT CREST CONDOMINIUM PROJECT
GRANT CORPORATION, - NEWPORT BEACH**

EXHIBIT B LANDSCAPE CONCEPT:

A. Auto Court

The auto courts are designed to accommodate the following:

1. Vehicular circulation and parking
2. Pedestrian circulation and rest areas
3. Passive or semi-active recreation amenities such as putting greens, shuffle board courts, conversation areas, etc.

Design elements will include concrete paving incorporating simulated brick and cobblestone patterns, decorative scoring textures and colors. Specimen trees will be planted in formal patterns to provide shade and definition of circulation patterns and functional uses. Ornamental light fixtures will be located at strategic locations to provide minimum .2 foot candle illumination. In summary, the auto court theme will be an urbanized formal feeling which will relate strongly to the buildings and entry ways.

B. Green Belts Between Buildings

The green belt areas between buildings will be designed to contrast from the auto courts in that they will be more loose and informal and will feature meandering walkways, sitting areas, rolling lawn, groves of shade trees, flower beds, and shrub masses. The walkways will be illuminated for nighttime use. The green belt areas will provide an enjoyable green space in which to view from the condominium units and patios.

C. Landscape Program in General

All common areas will be totally landscaped and maintained under the Homeowners' Association. The landscape program will typically feature the following:

1. Soil preparation and finish grading
2. Installation of fully automatic irrigation system
3. Seeding of turf areas
4. Ground covers in all plant beds

5. Shrubs and vines in the ratio of approximately 20 per unit (5 5-gallon and 15 1-gallon) will be planted throughout the project.
6. Tree elements will be designed for numerous functions; namely, shade, screening, accent, grove effects, and formal patterns within auto courts. Trees will be planted at the ratio of approximately 3 to 4 per unit and will range in size from 5 gallon to 36" box. All plant materials will be selected according to their tolerance of the Newport Beach climatic conditions and soil conditions.

March 13, 1972

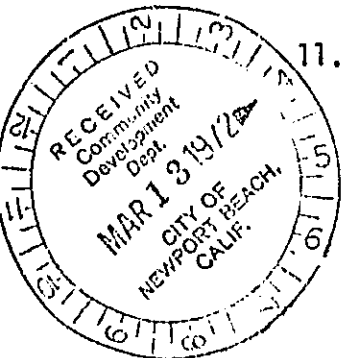
TO: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: Public Works Department

SUBJECT: USE PERMIT 1585, GRANT CORPORATION PRD ON BEECO LTD. LANDS

RECOMMENDATIONS:

1. That a subdivision be filed, and all improvements constructed as required in conjunction with the subdivision.
2. That the proposed private street system conform with the requirements of the City's private street policy.
3. That a detailed plan be provided for review and approval by the City showing provisions for pedestrian circulation and for street and area lighting.
4. That the following items be resolved prior to final approval of the Use Permit:
 - a. Provision for off-site storm drainage facilities.
 - b. Provision for off-site sanitary sewer facilities.
5. That water system facilities conform with the requirements established in the West Newport Water System Master Plan study currently under preparation; and that water acreage or connection fees be paid if such are required as a result of the study.
6. That Superior Avenue be widened to its Master Plan width.
7. That provision be made for right of way dedication and Developer's share of the improvements of the proposed extension of Balboa Boulevard adjacent to the westerly side of the property being developed.
8. That there be no interference with continued use of the existing vehicular way along the northeasterly boundary of the property unless and until it is established that the rights of others in such use either do not exist or are terminated.
9. That the requirement be waived for a perimeter of public streets around a planned residential development (Ref. Section 20.50.080).
10. That arrangements be made to convey the underlying fee to the proposed local public street right of way to the City. (Ref. Section 19.32.050).
11. That the conflict between the proposed development and the east-west secondary street northerly of Coast Highway, as shown on the Master Plan of Streets and Highways, be resolved prior to final approval of the Use Permit. If a Master Plan amendment is required to resolve the conflict, the following items must be completed prior to final approval of the Use Permit:



March 13, 1972

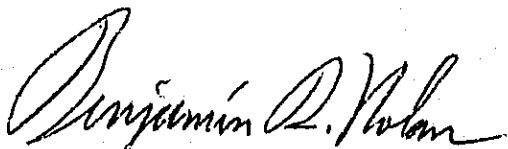
Page 2

Subject: Use Permit 1585

- a. Receipt of a letter of concurrence with the amendment from Beeco Ltd.
- b. Receipt of a letter of concurrence from the Orange County Road Department.
- c. Approval of the Master Plan amendment by the City Council.

SPECIAL CONSIDERATIONS:

- 1. In accordance with Council Policy L-4, paragraph 1; the acceptability of the proposed private streets should be established by the Planning Commission and the City Council.
- 2. A determination should be made regarding enforcement of the California Vehicle Code on the proposed private street system.
- 3. If an arterial street alignment is adopted along the westerly extension of 15th Street, consideration should be given to extending the development northerly to the arterial street.

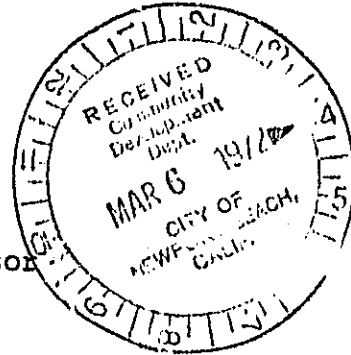

Benjamin B. Nolan
Assistant Public Works Director

BBN/ldg

CITY OF NEWPORT BEACH
POLICE DEPARTMENT

March 6, 1972

TO: B. James Glavas, Chief of Police
FROM: Special Services Section Supervisor
SUBJECT: Newport Crest Tract



Sir:

Plans for the Newport Crest Tract were reviewed by Lt. Hamilton, Sgt. Campbell, Lt. Blue, and myself.

ACCESS: Limited, with one road for ingress and egress onto an already heavily traveled roadway. Coordination with the Versailles on the Bluffs Tract is mandatory regarding access roads onto Superior Avenue.

STREET CONFIGURATION AND TRAFFIC FLOW. The large use of private streets will make the area difficult to keep clear for emergency vehicles. Unenforceable private streets are a problem to the inhabitants of an area as well as the Police Department. The private street concept can only be justified under the theory of limited access. Limited access in this context means denial of entry to all but residents and friends. There must be a point at which access can be denied to the area. The developer should furnish the City a traffic projection for the tract.

LIGHTING. The individual cluster design of the tract indicates many patrol problems and could be a haven for opportunist criminals, petty thieves and burglars. Adequate lighting will help to reduce this problem potential. The Police Department should assist the developer in lighting layout.

NUMBERING SYSTEM. The numbering of the clusters and individual units will be extremely important for public safety services. The Police and Fire Departments should have the opportunity to review any numbering system and assist in this area.

The cluster type development with green belt landscaped areas may cause police problems because of limited vision and access. Proper lighting and landscaping can keep this problem potential to a minimum.

Respectfully,

G. Petersen, Lieutenant
Special Services Section Supervisor

CITY OF NEWPORT BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLAN REVIEW REQUEST

Ben Molan

Date March 14, 1972

- ☐ ADVANCE PLANNING DIVISION
☒ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☐ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ HARBOR & TIDELANDS
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Robert H. Grant Corporation

FOR A ☐ VARIANCE ☒ USE PERMIT 1585

☐ RESUBDIVISION ☐ TRACT MAP

TO PERMIT a Planned Residential Development of 494 units on 37.1 acres
of land presently zoned R-3-B-2 and Unclassified.

ON LOT _____ BLOCK _____ TRACT _____

ADDRESS Westerly side of Superior Avenue, North of Pacific Coast Highway
and at the Southerly end of Monrovia Avenue

REPORT REQUESTED BY Noon, Thursday, March 16, 1972.

COMMISSION REVIEW Mar. 16, 1972

COMMENTS _____

PLEASE ADD THE FOLLOWING TO THE CONDITIONS OF APPROVAL
PREVIOUSLY RECOMMENDED:

"THAT WATER AND SEWER SERVICE BE PROVIDED BY THE
CITY OF NEWPORT BEACH."

B. R. Molan
SIGNATURE

3-14-72
DATE

CITY OF NEWPORT BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN REVIEW REQUEST

Bill Moller

Date February 28, 1972

- ☐ ADVANCE PLANNING DIVISION
☐ PUBLIC WORKS DEPARTMENT
☐ TRAFFIC ENGINEER
☒ FIRE DEPARTMENT
☐ PLAN REVIEW DIVISION
☐ PARKS & RECREATION
☐ POLICE DEPARTMENT
☐ HARBOR & TIDELANDS
☐ GENERAL SERVICES

☒ PLANS ATTACHED (PLEASE RETURN)

☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

APPLICATION OF Robert H. Grant Corporation

FOR A ☐ VARIANCE ☒ USE PERMIT 1585

☐ RESUBDIVISION ☐ TRACT MAP

TO PERMIT a Planned Residential Development of 494 units on 37.1 acres
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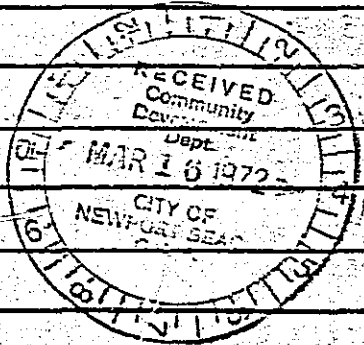
ON LOT BLOCK TRACT

ADDRESS Westerly side of Superior Avenue, North of Pacific Coast Highway
and at the Southerly end of Monrovia Avenue

REPORT REQUESTED BY March 3, 1972

COMMISSION REVIEW March 16, 1972

- COMMENTS 1. Two means of access required to main road.
2. Fire access roads not to be used as patios.
3. Minimum fire access roads - unobstructed 20 feet.



SIGNATURE

March 16, 1972
DATE

PLAN REVIEW REQUEST

Date February 28, 1972

- ☒ PLANS ATTACHED (PLEASE RETURN)
- ☐ PLANS ON FILE IN ZONING AND
ORDINANCE ADMINISTRATION
DIVISION

FOR A ☐ VARIANCE ☒ USE PERMIT 1585

☐ RESUBDIVISION

TRACT MAP

ON LOT	BLOCK	TRACT
--------	-------	-------

REPORT REQUESTED BY March 3, 1972

COMMISSION REVIEW March 16, 1972

COMMENTS

1. Does not appear to show the currently master-planned street across southern edge or portion of property connecting south end of Superior with Ballboa extended. Such street or alternative is necessary.
2. Interior cul-de-sac turn around radii should be checked by Fire and Gen'l Serv
3. 52' Roadways is wide for two-lane traffic; narrow for 4-lane with 10 driveways in 1600 ft.
4. Alignment of the road shown through development would by its location tend to serve the needs of the master planned alignment; but ... (see note 3)
5. Obviously need conference w Ben, Dick et al

SIGNATURE

DATE _____

4-3-72

PLAN REVIEW REQUEST

3/3/72
DATE

AFFIDAVIT OF PUBLICATION

NEWPORT HARBOR ENSIGN

STATE OF CALIFORNIA }
County of Orange } ss.

I, ARVO E. HAAPA, being first
duly sworn, and on oath depose and say that I am the
printer and publisher of the Newport Harbor Ensign, a
weekly newspaper printed and published in the City of
Newport Beach, County of Orange, State of California,
and that the NOTICE OF PUBLIC HEARING

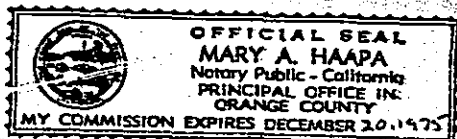
_____ of which
copy attached hereto is a true and complete copy, was
printed and published in the regular issue(s) of said
newspaper, and not in a supplement, _____ consecu-
tive times: to-wit the issue(s) of

March 23, 1972

(Signed) Arvo E. Haapa

Subscribed and sworn to before me this 24th day of
March, 1972

Mary A. Haapa
Notary Public in and for the
County of Orange, State of California.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of

Robert H. Grant Corporation

for a ☐ Variance _____ ☒ Use Permit 1685

on property located at the Westerly side of Superior Avenue,
North of Pacific Coast Highway and at the Southerly end of
Monrovia Avenue
to permit a Planned Residential Development of 494 units on
37.1 acres of land presently zoned R-3-B-2 and Unclassified.

Notice is hereby further given that said public hearing will be held on the 16th day of March 1972, at the hour of 7:30 P.M. in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.

Don R. Adkinson, Secretary
Newport Beach City
Planning Commission

Publication Date _____
Received for Pub. _____
By W. L. Davis

AFFIDAVIT OF PUBLICATION

NEWPORT HARBOR ENSIGN

STATE OF CALIFORNIA } ss.
County of Orange }

I, ARVO E. HAAPA, being first
duly sworn, and on oath depose and say that I am the
printer and publisher of the Newport Harbor Ensign, a
weekly newspaper printed and published in the City of
Newport Beach, County of Orange, State of California,
and that the NOTICE OF PUBLIC HEARING

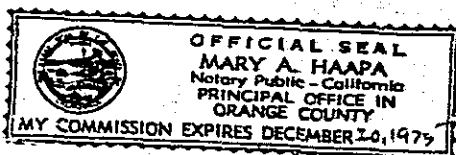
_____ of which
copy attached hereto is a true and complete copy, was
printed and published in the regular issue(s) of said
newspaper, and not in a supplement, 1 consecu-
tive time(s): to-wit the issue(s) of

March 2, 1972

(Signed) Arvo E. Haapa

Subscribed and sworn to before me this 3rd day of
March, 1972

Mary A. Haapa
Notary Public in and for the
County of Orange, State of California.

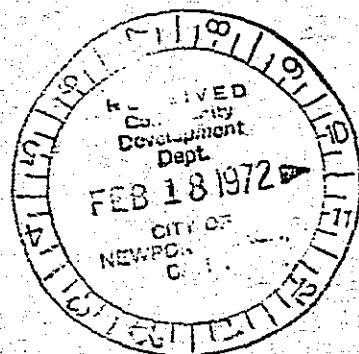


LEGAL DESCRIPTION OF SANITARY SEWER EASEMENT TO THE CITY OF NEWPORT BEACH

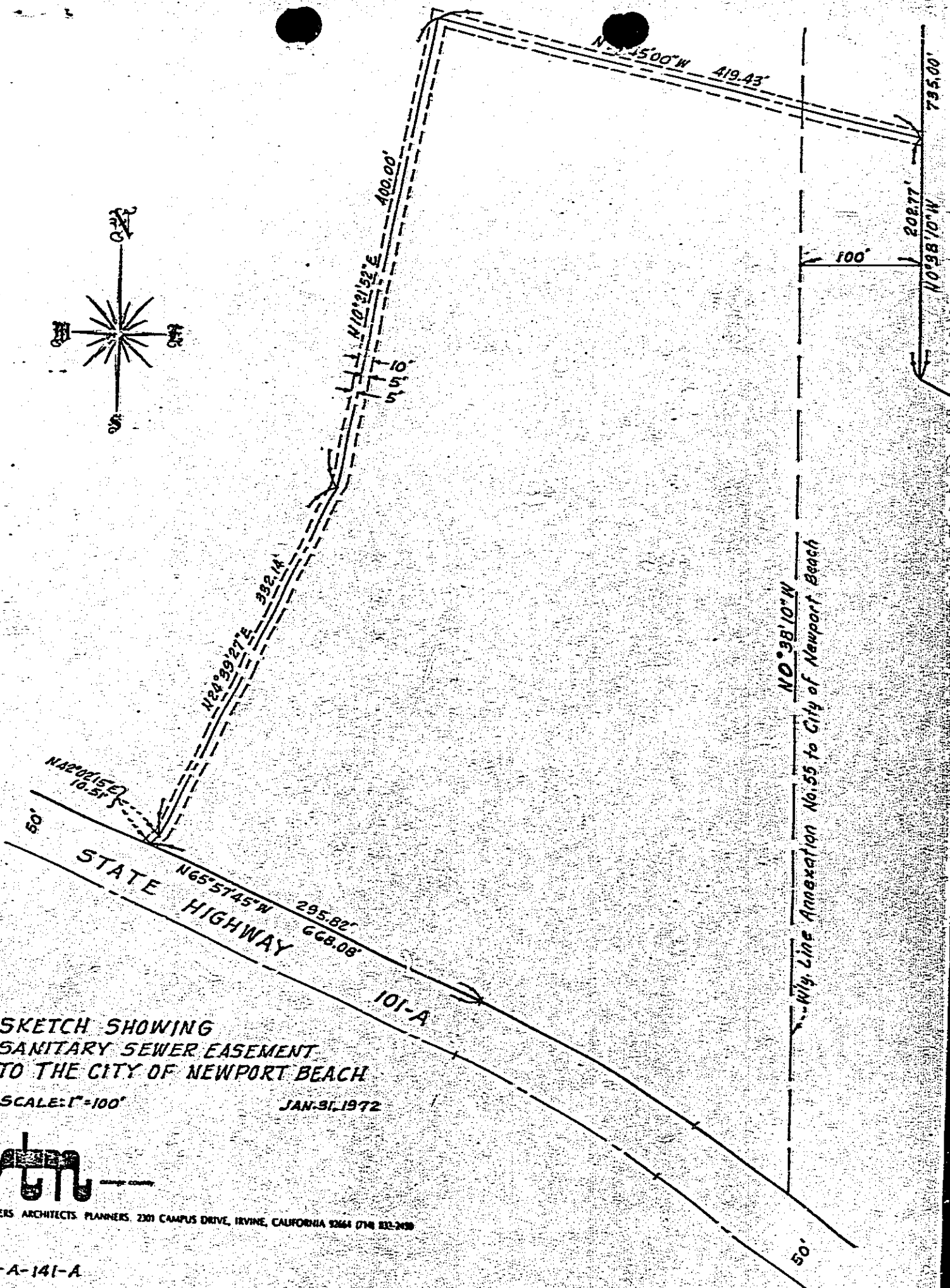
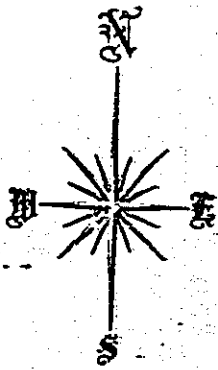
1 That portion of Lot 1 of Tract No. 463 in the City of Newport Beach,
2 County of Orange, State of California, as per map recorded in Book 32 pages 2
3 and 3 of Miscellaneous Maps, in the office of the County Recorder of said
4 County, and that portion of Lot 1 of Tract No. 2250 recorded in Book 104
5 pages 6 and 7 of said Miscellaneous Maps and that portion of Lot D of the
6 Banning Tract per map of said Tract attached to the report of the referees
7 filed April 14, 1890 in Case No. 6385 upon the Register of Actions of the
8 Superior Court of Los Angeles County, California within a strip of land 10.00
9 feet in width the centerline of which is described as follows:

10 Beginning at a point in that certain course shown as having a bearing and
11 length of S 65° 57' 45" E 668.08 feet in the Northerly line of State Highway
12 101-A, 100.00 feet wide, on map recorded in Book 65 pages 31 to 36 inclusive of
13 Records of Surveys of said County, said point being distant along said certain
14 course N 65° 57' 45" W 295.82 feet from the Easterly extremity thereof; thence
15 N 42° 02' 15" E 10.51 feet; thence N 24° 39' 27" E 332.14 feet; thence
16 N 10° 21' 52" E 400.00 feet; thence S 76° 45' 00" E 419.43 feet to a line
17 parallel with an 100.00 feet Easterly, measured at right angles, from the
18 Northerly prolongation of the Westerly line of the annexation to the City of
19 Newport Beach known as Annexation No. 55, September 19, 1963.

20 The side lines of said strip of land shall be prolonged or shortened so as
21 to terminate in said parallel line and the Northerly line of said State Highway
22 101-A.



23
24
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26
27
28
29 Page 1 of 1
30 January 31, 1972
31 77-A-141-A/HCS:tj
32 L03, 10



SKETCH SHOWING
SANITARY SEWER EASEMENT
TO THE CITY OF NEWPORT BEACH

SCALE: 1"=100'

JAN-31, 1972



ENGINEERS ARCHITECTS PLANNERS 2301 CAMPUS DRIVE, IRVINE, CALIFORNIA 92614 (714) 832-2438

77-A-141-A

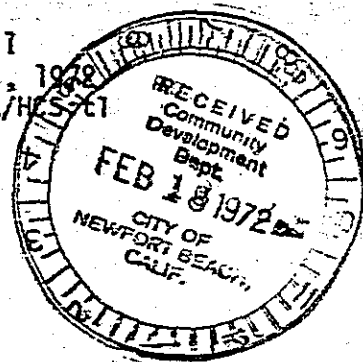
LEGAL DESCRIPTION OF MARINER'S RIDGE AND THE R4UL AREA.

1 All of Lot 2 and that portion of Lot 1 of Tract No. 463 in the City of
2 Newport Beach, County of Orange, State of California, as per map recorded in
3 Book 32 pages 2 and 3 of Miscellaneous Maps, in the office of the County Recorder
4 of said County, together with that portion of Superior Avenue, formerly known as
5 Newport Avenue, as shown on map of said Tract No. 463, described as follows:

6 Beginning at the intersection of the centerline of said Superior Avenue
7 with the Southwesterly boundary line of First Addition to Newport Mesa Tract,
8 as shown on map recorded in Book 8 page 61 of said Miscellaneous Maps; thence
9 along said Southwesterly boundary, N 29° 26' 43" W 1288.43 feet; thence
10 S 77° 45' 00" W 1110.71 feet to a line parallel with and 100.00 feet Easterly,
11 measured at right angles, from the Northerly prolongation of the Westerly line
12 of the annexation to the City of Newport Beach known as Annexation No. 55,
13 September 19, 1963; thence along said parallel line S 0° 38' 10" E 735.00 feet
14 to the Northeasterly line of the land described in Parcel 1 of deed recorded in
15 Book 7839 page 739 of Official Records of said County; thence along said North-
16 easterly line S 63° 12' 02" E 1160.86 feet to the most Northerly corner of the
17 land described in deed recorded in Book 4228, page 191 of Official Records of
18 said County, as shown on map recorded in Book 65 pages 31 to 36 inclusive of
19 Records of Surveys of said County said most Northerly corner being on a curve
20 concave Southwesterly with a radius of 730.00 feet a radial line to said most
21 Northerly corner bears N 29° 28' 03" E; thence along the Northeasterly line of
22 said land, Southeasterly along said curve 130.21 feet through a central angle
23 of 10° 13' 12" and tangent to said curve S 50° 18' 45" E 151.93 feet to said
24 centerline of Superior Avenue; thence along said centerline N 39° 41' 15" E
25 705.42 feet to the point of beginning.

26 Containing 40.838 acres, more or less.

27
28 Page 1 of 1
29 January 31, 1972
30 77-A-141-A/H/S-71
31 L11, 09



VTN orange county

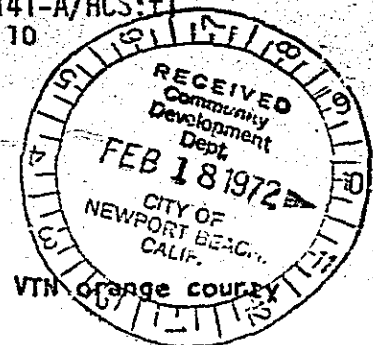
LEGAL DESCRIPTION OF R4UL AREA.

1 That portion of Lot 1 of Tract No. 463 in the City of Newport Beach,
2 County of Orange, State of California, as per map recorded in Book 32 pages
3 2 and 3 of Miscellaneous Maps, in the office of the County Recorder of said
4 County, together with that portion of Superior Avenue, formerly known as
5 Newport Avenue, as shown on map of said Tract No. 463, described as follows:

6 Beginning at the intersection of the centerline of said Superior Avenue
7 with the Southwesterly boundary line of First Addition to Newport Mesa Tract,
8 as shown on map recorded in Book 8 page 61 of said Miscellaneous Maps; thence
9 South $39^{\circ} 41' 15''$ West along the said centerline of Superior Avenue, a distance
10 of 205.00 feet; thence North $50^{\circ} 18' 45''$ West, 508.72 feet; thence North
11 $39^{\circ} 41' 15''$ East, 398.93 feet to a point in the said Southwesterly line of
12 First Addition to Newport Mesa Tract, said point being North $29^{\circ} 26' 43''$ West,
13 544.43 feet from the Point of Beginning; thence South $29^{\circ} 26' 43''$ East, 544.43
14 feet to the Point of Beginning.

15 Containing 3.526 Acres, more or less.

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L11, 10



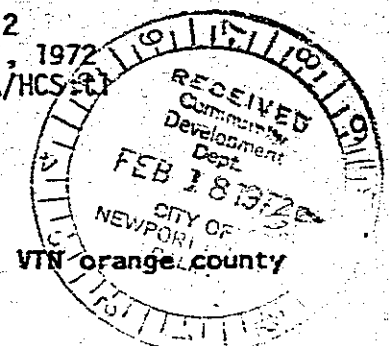
LEGAL DESCRIPTION OF MARINER'S RIDGE

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2 Newport Beach, County of Orange, State of California, as per map recorded in
3 Book 32 pages 2 and 3 of Miscellaneous Maps, in the office of the County Recorder
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14 to the Northeasterly line of the land described in Parcel 1 of deed recorded
15 in Book 7839 page 739 of Official Records of said County; thence along said
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17 of the land described in deed recorded in Book 4228, page 191 of Official
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20 being on a curve concave Southwesterly with a radius of 730.00 feet a radial
21 line to said most Northerly corner bears N 29° 28' 03" E; thence along the
22 Northeasterly line of said land, Southeasterly along said curve 130.21 feet
23 through a central angle of 10° 13' 12" and tangent to said curve S 50° 18' 45" E
24 151.93 feet to said centerline of Superior Avenue; thence along said centerline
25 N 39° 41' 15" E 705.42 feet to the point of beginning.

26 EXCEPTING THEREFROM that portion thereof described as follows:

27 Beginning at the intersection of the centerline of said Superior Avenue
28 with the Southwesterly boundary line of First Addition to Newport Mesa Tract,
29
30
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32

Page 1 of 2
January 31, 1972
77-A-141-A/HCS-1
L11, 11



LEGAL DESCRIPTION OF MARINER'S RIDGE

1 as shown on map recorded in Book 8 page 61 of said Miscellaneous Maps; thence
2 South 39° 41' 15" West along the said centerline of Superior Avenue, a distance
3 of 205.00 feet; thence North 50° 18' 45" West, 508.72 feet; thence North
4 39° 41' 15" East, 398.93 feet to a point in the said Southwesterly line of
5 First Addition to Newport Mesa Tract, said point being North 29° 26' 43" West,
6 544.43 feet from the Point of Beginning; thence South 29° 26' 43" East,
7 544.43 feet to the Point of Beginning.

8 Containing 37.312 Acres, more or less.

Page 2 of 2
January 31, 1972
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L11, 12

